

AFTER RECORDING MAIL TO:
Richard M. Simonton and Amy M. Kelly
1221 Poudet Road
Sykesville, MD 21784

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83102



200501280154

Skagit County Auditor

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Statutory Warranty Deed FIRST AMERICAN TITLE CO.
B83102 E

Portion Lots 3 - 16 "Valley View Addition" aka Tract "K" of Short Plat No. 42-77
Assessor's Tax Parcel Number(s): P70120, 4034-000-013-0007

THE GRANTOR Hansell Mitzel Homes, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard M. Simonton and Amy M. Kelly, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract "K" of Short Plat No. 42-77, approved July 18, 1977, recorded July 19, 1977, as Auditor's File No. 860874, in Volume 2 of Short Plats, page 85, being a portion of Lots 3 through 16, inclusive, "VALLEY VIEW ADDITION", as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated 12/13/04

Hansell Mitzel Homes, LLC

Jeffrey D. Hansell

State of Washington
County of Skagit } SS:

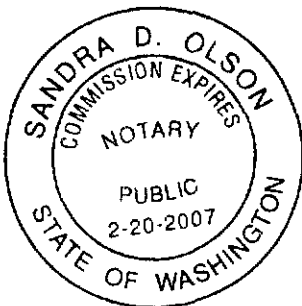
440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2005

Amount Paid \$ 4627.11
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence Jeffrey D. Hansell the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is Managing Member of Hansell Mitzel Home, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 1-5-05



Sandra Olson
Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2-20-07

EXHIBIT "A"

Exceptions:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

Recorded: March 11, 1964
Auditor's No: 647917
Executed By: Oral Roberts Evangelistic Association, Inc.
As Follows:

1. No dwelling house or other buildings shall be constructed upon any part of said property closer than 25 feet from the West line thereof, or closer than 10 feet to the side property lines.
2. No dwelling house shall be constructed upon any part of said property which shall cost less than \$9,500.00 to construct.
3. The exterior of any dwelling house or other building constructed upon said property shall be completed within one year from and after the date construction thereof commences.
4. No bovine animal or swine shall be kept upon any portion of the said property.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Dated: November 2, 1971
Recorded: November 4, 1971
Auditor's No.: 760121
Purpose: To construct, maintain, etc., an underground electric transmission and/or distribution system
Area Affected: East 7 feet of subject property

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200407070131
Document Title: Title Notification
Regarding: Special Flood Hazard Area

Auditor's File No.: 200407070132
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands



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