

AFTER RECORDING MAIL TO:
Mr. Antonio M. Camarena
2001 N. 33rd Place
Mount Vernon, WA 98273

200502250147
Skagit County Auditor
2/25/2005 Page 1 of 2 3:40PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115044-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Don O. Niman and Cynthia D. Niman
Grantee(s): Antonio M. Camarena
Abbreviated Legal: Lot 31, Eastwind
Assessor's Tax Parcel Number(s): 4384-000-031-0001, P80972

THE GRANTOR DON O. NIMAN and CYNTHIA D. NIMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANTONIO M. CAMARENA, a married man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 31, "PLAT OF EASTWIND," as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington.

873

Situate in the City of Mount Vernon, County of Skagit, State of Washington REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

FEB 25 2005

Amount Paid \$ 2450.³⁵
By Skagit Co. Treasurer Deputy

Dated February 22, 2005


Don O. Niman


Cynthia D. Niman

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don O. Niman and Cynthia D. Niman the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 23, 2005


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY - - - PUBLIC
MY COMMISSION EXPIRES 12-31-07

EXCEPTIONS:

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: October 15, 1979
Recorded: October 16, 1979
Auditor's No.: 7910160026
Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: December 14, 1981
Recorded: December 15, 1981
Auditor's No.: 8112150040
Executed By: Panwest, Inc., a Washington corporation

D. Easement provisions set forth on the face of said "PLAT OF EASTWIND", as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co and their respective successor or assigns, under and upon the exterior seven (7) feet, parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

E. Provision contained in the dedication of said "PLAT OF EASTWIND" for the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of the streets and avenues shown thereon.

F. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

BETWEEN: City of Mount Vernon, a municipal corporation
AND: Robert E. Blackburn and Anne M. Blackburn
DATED: February 28, 1988
RECORDED: March 1, 1988
AUDITOR'S NO.: 8803010033
PROVIDING: Right to connect subject property to City sewer

Handwritten initials/signature.



200502250147
Skagit County Auditor