

AFTER RECORDING MAIL TO:
Mr. and Mrs. Bruce W. Reed
1303 26th Street
Anacortes, WA 98221



200503240047
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84044

Statutory Warranty Deed

Grantor(s): Dean Nelson Graham
Grantee(s): Bruce W. Reed and Karen M. Reed
Assessor's Tax Parcel Number(s): 3836-000-015-0007, P60555

FIRST AMERICAN TITLE CO.

A84044E

THE GRANTOR Dean Nelson Graham, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce W. Reed and Karen M. Reed, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 15 of Replat of Lots 25 - 48, "VIEW ACRES ADDITION TO ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: March 21, 2005

Dean Nelson Graham

Dean Nelson Graham

#1328
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 24 2005

Amount Paid \$ 4301.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dean Nelson Graham, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/22/05

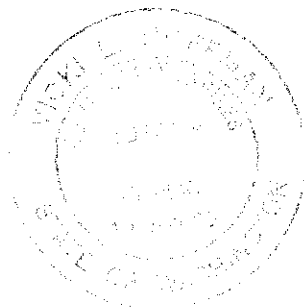
Wicki L. Hoffman

Notary Public in and for the State of

Washington

Residing at Anacortes

My appointment expires: 10-8-05



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

Dated: March 31, 1955
Recorded: April 7, 1955
Auditor's No.: 515877
Executed By: George Moosey and Janet M. Moosey, husband and wife; and
J. A. Maillian, Jr. and Elizabeth I. Maillian, husband and wife

B. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.



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