

AFTER RECORDING MAIL TO:

Mr. Kirk J. Lunsford
4012 Astrea Place
Anacortes, WA 98221



200506030162

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82915

Statutory Warranty Deed

Grantor(s): Antigoni Zografos
Grantee(s): Kirk J. Lunsford
Assessor's Tax Parcel Number(s): 4675-000-012-0000, P108782

FIRST AMERICAN TITLE CO.

A82915-1

THE GRANTOR Antigoni Zografos, as Personal Representative of the Estate of John Zografos, deceased, and Antigoni Zografos, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kirk J. Lunsford, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "ASTREA PLACE", as per plat recorded in Volume 16 of Plats, pages 107 and 108, records of Skagit County, Washington.

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

Dated: May 13, 2005

Antigoni Zografos
Antigoni Zografos, Personal Representative of the
Estate of John Zografos

Antigoni Zografos
Antigoni Zografos

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2853

JUN 03 2005

Amount Paid \$ 4628.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF REPUBLIC OF GREECE)
PROVINCE OF ATTICA)
CITY OF ATHENS) SS:)
COUNTY OF EMBASSY OF THE) SS:)
UNITED STATES OF AMERICA)

I certify that I know or have satisfactory evidence that Antigoni Zografos is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of John Zografos, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal hereto affixed this 25th day of May, 2005.

Date: May 25, 2005

Notary Public in and for the State of Alex. Avelallemant
Residing at Vice Consul
My appointment expires: INDEFINITE

STATE OF REPUBLIC OF GREECE)
 PROVINCE OF ATTICA)
COUNTY OF CITY OF ATHENS) SS:
 EMBASSY OF THE)
 UNITED STATES OF AMERICA)

I certify that I know or have satisfactory evidence that Antigoni Zografos, 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: May 26, 2005

Notary Public in and for the State of
Residing at _____
My appointment expires: _____

Alex Avelallemant
Vice Consul
INDEFINITE



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A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Astrea Place
Recorded: May 31, 1996
Auditor's No: 9605310132

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Anacortes; Puget Sound Power & Light Company; Cascade Natural Gas; GTE Northwest; Skagit County P.U.D. No. 1, and their respective successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. All parking within the cul-de-sac shall be off street. No parking shall be provided on the cul-de-sac itself;
3. No building permits shall be issued for Lots 9 through 14, without a Deed restriction being recorded that stipulates that the property owner will not oppose an L.I.D. for "N" Avenue street improvements. Notice of this requirement shall be contained in any Deeds involving this subdivision or the lot(s) therein.
4. Know all men by these presents that S & W Ventures, a Partnership, the undersigned owner in fee simple of the land hereby platted and Norman C. Sanderson and Karolyn L. Sanderson, the Mortgagees thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any Governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads.

Following original, reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any owner of any lot or lots prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the Director of the Department of Public Works for said alteration. Any enclosing of drainage waters in culverts or drains or rerouting 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.

Tract 999, is hereby dedicated to the City of Anacortes. Said Tract is reserved for storm drainage, sanitary sewer and utility purposes.

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

Recorded: July 23, 1996
Auditor's No: 9607230081
Executed by: S & W Ventures, a Washington Partnership

C. Covenant not to oppose Future Local Improvement recorded March 19, 1997 under Auditor's File No. 9703190070.



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