

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Steven E. Schneider  
403 Spring Lane  
Sedro Woolley, WA 98284



200506300267  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84844

## Statutory Warranty Deed

Grantor(s): Kevin R. Kurras and Donna L. Kurras  
Grantee(s): Steven E. Schneider and Laurie J. Schneider  
Assessor's Tax Parcel Number(s): 4732-000-040-0000, P114865

FIRST AMERICAN TITLE CO.


B84844-1


THE GRANTOR Kevin R. Kurras and Donna L. Kurras, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Steven E. Schneider and Laurie J. Schneider, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 40, "PLAT OF SPRING MEADOWS - DIV. I", as per Plat recorded in Volume 17 of Plats, pages 65 and 66, records of Skagit County, Washington.

Subject to easements, restrictions and other exceptions hereto attached as Exhibit A

Dated: June 21, 2005

  
Kevin R. Kurras

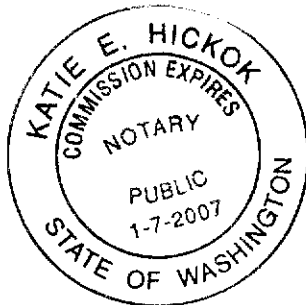
  
Donna L. Kurras

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin R. Kurras and Donna L. Kurras, 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: 6-23-05






Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-07

3459  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$ 3,337.50  
Skagit Co. Treasurer  
By  Deputy

## EXHIBIT A

### EXCEPTIONS:

A. TERMS AND CONDITIONS OF "AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ANNEXING CERTAIN PROPERTY CONTIGUOUS TO SAID CITY'S WESTERN BOUNDARY FROM PETITION FILED BY MICHAEL V. FOHN, ET AL":

Dated: November 18, 1993  
Recorded: January 26, 1994  
Auditor's No.: 9401260022

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

Dated: March 2, 1999  
Recorded: March 4, 1999  
Auditor's No: 9903040085  
Executed by: Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 26, 1999  
Recorded: April 15, 1999  
Auditor's No: 9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 20, 1999  
Recorded: May 25, 1999  
Auditor's No: 9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: July 6, 2000  
Recorded: July 24, 2000  
Auditor's No: 200007240001

C. TERMS AND CONDITIONS OF BY-LAWS:

Dated: March 26, 1999  
Recorded: April 15, 1999  
Auditor's No.: 9904150047



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

Plat/Subdivision Name: Plat of Spring Meadows - Div I  
Recorded: May 14, 1999  
Auditor's No: 9905140014

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the following: The City of Sedro Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior (7) feet of all lots, tracts and spaces at all times for the purposes herein stated.
2. ...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.
3. Utility easement affecting a portion of the property



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