

AFTER RECORDING MAIL TO:
Mr. Micheal McDonald



200507120126
Skagit County Auditor

7/12/2005 Page 1 of 2 2:06PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85363

FIRST AMERICAN TITLE CO.

85363-1

Statutory Warranty Deed

Grantor(s): Kim M. Sundstrom and Janet T. Sundstrom
Grantee(s): Micheal McDonald
Assessor's Tax Parcel Number(s): P65229

THE GRANTOR Kim M. Sundstrom and Janet T. Sundstrom, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Micheal McDonald, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Subject to paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. 85363 attached hereto.

Parcel "A":

The North 150 feet of the West 200 feet of Lot 13, "EVERETT'S FERTILE ACRES", according to the plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

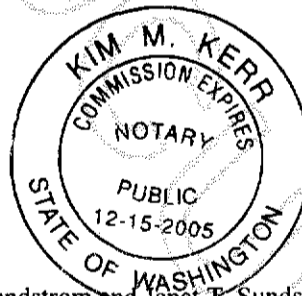
Parcel "B":

An easement for road and utility purposes over the East 20 feet of the South 270 feet of Lot 12 of "EVERETT'S FERTILE ACRES", according to the plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

Dated: July 7, 2005

Kim M. Sundstrom
Kim M. Sundstrom

Janet T. Sundstrom
Janet T. Sundstrom



STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Kim M. Sundstrom and Janet T. Sundstrom, 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: 7-11-05

3057

Kim M. Kerr

SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at Moult Vernon
My appointment expires: 12/15/05

JUL 12 2005

Amount Paid \$ 13660.70
By [Signature] Skagit Co. Treasurer Deputy

Order No: 85363

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: W

Declaration Dated: October 1, 1969 and September 1, 1971
Recorded: November 10, 1969 and September 17, 1971
Auditor's Nos.: 732789 and 758223

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Not disclosed on the record
In Favor Of: River Lane Community Club
Auditor's No.: 732789
Affects: North 5 feet and West 5 feet

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: A greenbelt easement
In Favor Of: George J. Theodoratus, et ux, or assigns
Recorded: December 4, 1974
Auditor's No.: 810792
Affects: Exact width and location not disclosed on the record, being described as "that portion of land North of the stream that flows through the above described property giving the right to maintain grounds, restrict buildings and control the design of improvements."

D. Terms and provisions of the By-Laws of River Lane Community Club recorded September 5, 2001 under Auditor's File No. 200109050048. W

