

AFTER RECORDING MAIL TO:  
Ms. Kathleen Kuba  
15176 Sunset Lane  
Mount Vernon, WA 98273

200509020101  
Skagit County Auditor  
9/2/2005 Page 1 of 2 11:43AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85729

## Statutory Warranty Deed

Grantor(s): Benjamin O. Olmsted and Jennifer Olmsted  
Grantee(s): Kathleen M. Kuba  
Assessor's Tax Parcel Number(s): P64492, 3884-000-009-0006

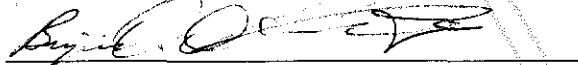
FIRST AMERICAN TITLE CO.  
B85729-1

THE GRANTOR Benjamin O. Olmsted and Jennifer Olmsted, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kathleen M. Kuba, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 9, "CONN-LIND ADDITION", according to the plat thereof recorded in Volume 7 of Plats, page 25, records of Skagit County, Washington.

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

Dated: August 24, 2005

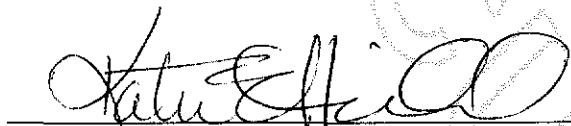
  
Benjamin O. Olmsted

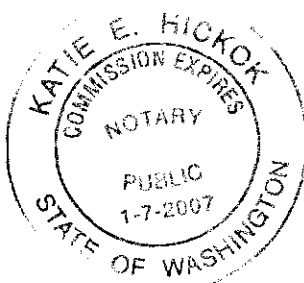
  
Jennifer Olmsted

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Benjamin O. Olmsted and Jennifer Olmsted, the persons 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.

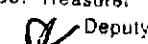
Date: 8-26-05

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



4861  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 03 2005

Amount Paid \$ 4,944.50  
Skagit Co. Treasurer  
By  Deputy

**Schedule "B-1"**

**EXCEPTIONS:**

A. Restrictive covenants contained in deed from Frank E. Lind and Genevieve I. Lind, husband and wife, to Clayton Halgren and Avil Halgren, husband and wife, dated July 27, 1950 and recorded July 28, 1950 under Auditor's File No. 448873 as follows:

No old structures shall be moved onto or transferred to the premises. The use of said premises shall be restricted and limited to residential purposes and no commercial structure shall be erected thereon. Any residential structure erected or placed on said premises shall have not less than 900 square feet on the ground level, exclusive of garage or other outbuildings, and such structure shall be equipped with modern plumbing. No privy or outside toilet shall be permitted on the premises, and sewage disposal on the premises shall be such so as to meet all requirements of the County and State Health Departments. Any structure, residential, garages or other buildings used in connection with the residence, erected or placed so that no part thereof shall be closer than 30 feet to the nearest public road right of way line.

These restrictions shall be applicable to the whole of these premises and in the event of a division of the premises, then these restrictions shall be applicable to all of the portions thereof so divided.

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

Declaration Dated: March 21, 1955  
Recorded: April 5, 1955  
Auditor's No.: 515686

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200109250012  
Document Title: Title Notification  
Regarding: Property is located in a "Special Flood Hazard Area"

Auditor's File No.: 200109250013  
Document Title: Title Notification  
Regarding: Property is adjacent to designated Natural Resource Lands

