

AFTER RECORDING MAIL TO:
Mr. and Mrs. Harold S. Pittman

3275 S.R 9
Sedro Woolley, Wa 98284



200512270166
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86874

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B86874E-1

Grantor(s): Andrea Lynne Wight
Grantee(s): Harold S. Pittman and Pat Pittman
Assessor's Tax Parcel Number(s): P81472, 4401-000-001-0006

THE GRANTOR Andrea Lynne Wight, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Harold S. Pittman and Pat Pittman, husband and wife he following described real estate, situated in the County of Skagit, State of Washington.

Tract 1, "PLAT OF DIANE ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, page 67, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements if any, as per Exhibit "A"

Dated: 12/15/05

Andrea Lynne Wight

7127
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

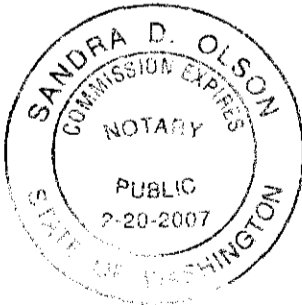
DEC 27 2005

Amount Paid \$ 4003.15
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Andrea Lynne Wight, 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: 12-22-05



Notary Public in and for the State, of Washington
Residing at Burlington
My appointment expires: 2-20-07

Exhibit "A"

EXCEPTIONS:

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

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: November 12, 1925
Auditor's No.: 188880, Volume 138 of Deeds, page 143

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: January 9, 1979
Recorded: January 16, 1979
Auditor's No.: 894832
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and Mount Baker Mutual Savings Bank of Mount Vernon, Washington

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: April 13, 1979
Auditor's No.: 7904130024
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and Mount Baker Mutual Savings Bank of Mount Vernon

ABOVE COVENANTS CONDITIONS AND RESTRICTIONS WERE AMENDED BY AFFIDAVIT:

Declaration Dated: April 23, 1979
Recorded: April 27, 1979
Auditor's No.: 7904270020
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and Mount Baker Mutual Bank of Mount Vernon Washington

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY AFFIDAVIT:

Declaration Dated: April 30, 1979
Recorded: May 4, 1979
Auditor's No.: 7905040033
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and Mount Baker Mutual Bank of Mount Vernon, Washington

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED BY ADDENDUM:

Dated: April 27, 1982
Recorded: October 6, 1982
Auditor's No.: 8210060050

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

Plat/Subdivision Name: Plat of Diane Estates
Recorded: June 7, 1979
Auditor's No.: 7906070006

Said matters include but are not limited to the following:

1. No buildings shall be erected not consistent with modern design, accepted standards and appearance, the living area of the dwelling, exclusive of overhangs, carports and garages shall not be less than 1,200 square feet of living space. There shall be but one building which shall include the dwelling and carport or garage. There shall be no outbuildings, however, detached garages will be permitted. Further, that all walkways shall be surfaced with concrete and that driveways shall be surfaced with concrete continuous to property line.



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2. Any structure erected or placed upon any lot in this subdivision shall be completed as to external appearances, including finished painting, within one year from the commencement of construction.
3. No Mobile Home shall be placed on any lot, nor shall any trailers be used for residence temporarily or permanently.
4. There shall be no overhead wiring to any of the buildings placed upon the premises, nor shall there be any antennas erected on the premises or placed upon the roof of buildings placed upon the premises, provided that T.V. cable has been extended within the Plat of Diane Estates.
5. No retail commercial activity or repair shop shall be conducted on any lot, provided lot 10 of said Diane Estates reserved as a duplex lot.
6. No signs of any kind shall be displayed to the public view on any lot except one name or professional sign of not more than one square foot or one sign of not more than five square feet advertising the property is for sale or rent."
7. "The right to make all necessary slopes for cuts and fills, across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of the 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 public road right-of-way, or to hamper road drainage. Any enclosing of drainage water 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."

8. "A nonexclusive easement is hereby reserved for, and granted to: Puget Sound Power & Light Company, Continental Telephone Company, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, and television cable service, together with the right to enter upon the lots at all times for the purposes stated."
9. Lot 10 will be the only lot to contain a duplex and there will be only one duplex allowed within the Plat."
10. Utility easement affecting the West 10 feet of Lot 3 and the East 10 feet of Lot 4.



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