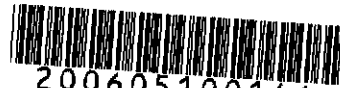


When recorded return to:

Mr. and Mrs. Gary D. Wright
3914 Pueblo Heights Drive
Mount vernon, Wa. 98273

Recorded at the request of:
First American Title
File Number: B87933



200605100146
Skagit County Auditor

5/10/2006 Page 1 of 2 3:49PM

Statutory Warranty Deed

THE GRANTORS Ben E. Matthews and Donna K. Matthews, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary D. Wright and Catherine D. Wright, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 119, "THUNDERBIRD EAST FIRST ADDITION"

FIRST AMERICAN TITLE CO.
B 87933E-1

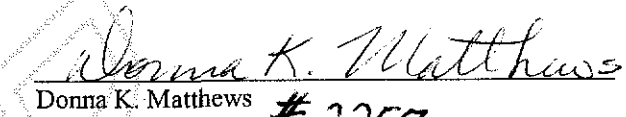
Tax Parcel Number(s): P80872, 4379-000-119-0003

Lot 119, "THUNDERBIRD EAST FIRST ADDITION", according to the plat thereof recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

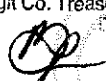
Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 05/05/06


Ben E. Matthews


Donna K. Matthews #2257
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2006

Amount Paid \$ 5558.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ben E. Matthews and Donna K. Matthews, 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: 5-8-06



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



EXHIBIT "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Thunderbird East First Addition
Recorded: July 6, 1978
Auditor's No: 882890

Said matters include but are not limited to the following:

1. Rights contained in the dedication of the plat to the use of the public, forever, all roads and easements shown hereon for the uses and purposes indicated as public highways and easements, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.
2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or 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, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.
3. Utility, sewer and roadway easements as delineated on the face of the plat.

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: September 5, 1973
Recorded: September 7, 1978
Auditor's No.: 886974
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

C. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Hughley-Peterson Construction Company
Dated: April 6, 1981
Recorded: April 6, 1981
Auditor's No.: 8104060048
Providing: Right to connect subject property to City sewer



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Skagit County Auditor