

When recorded return to:

Mr. and Mrs. Vern N. Marzolf
804 McLean Drive
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B88308



200606120147
Skagit County Auditor

6/12/2006 Page 1 of 3 11:36AM

Statutory Warranty Deed

THE GRANTORS Dennis B. Thompson and Nona L. Thompson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vern N. Marzolf and Judy B. Marzolf, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B88308E-1

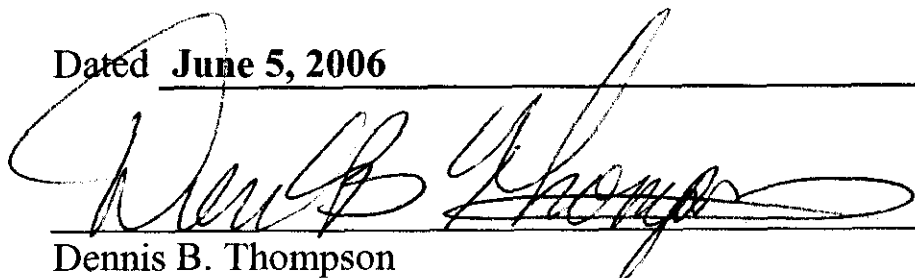
Abbreviated Legal:
Lots 6 and 7, "SEDRO-WOOLLEY HEIGHTS"

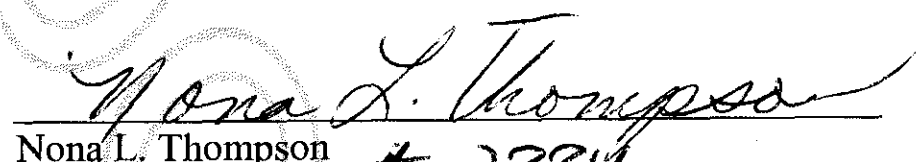
Tax Parcel Number(s): P77213, 4172-000-007-0007

Lots 6 and 7, "SEDRO-WOOLLEY HEIGHTS", as per plat recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington.


SUBJECT TO: Covenants, Conditions, Restrictions, Easements as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated June 5, 2006


Dennis B. Thompson


Nona L. Thompson #2884
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

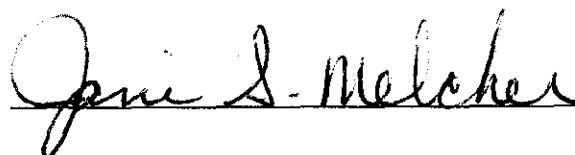
JUN 12 2006

Amount Paid \$ 4154.90
By  Deputy

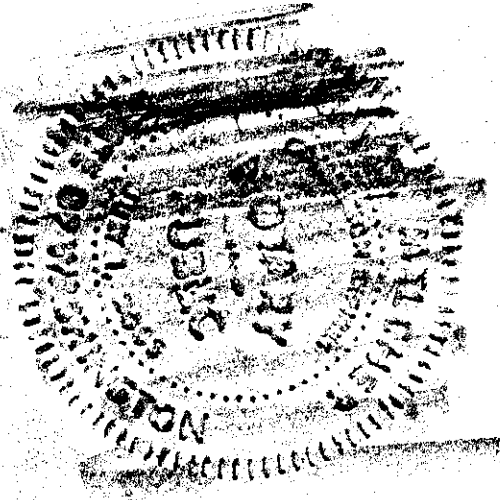
STATE OF Washington }
COUNTY OF Adams } SS:

I certify that I know or have satisfactory evidence that Nona L. Thompson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 06-07-06



Notary Public in and for the State of Washington
Residing at Lind
My appointment expires: 7-1-2008



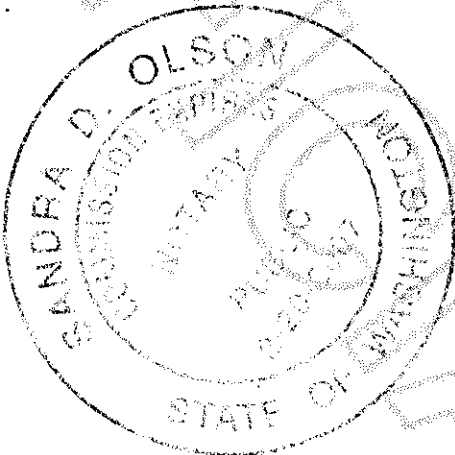
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Dennis B. Thompson to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of June 2006



Sandra D. Olson
Notary Public in and for the State of Washington,
residing at Burlington Wa

My appointment expires 9-20-07



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Exhibit "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Sedro Woolley Heights
Volume/Page: Volume 6, page 35

Said matters include but are not limited to the following:

1. "No lot or lots shall be used for any purpose other than residential and there shall be no more than one residential structure with the necessary accessory buildings, placed on any one lot.

No residential structure with the necessary accessory buildings shall be erected or constructed within the perimeter boundaries of this plat which does not meet the minimum construction requirements of the Federal Housing Administration under Section 203 of the National Housing Act which were in effect at the time of the dedication of this plat."

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED:

Dated: April 21, 1951 and February 18, 1955
Recorded: April 26, 1951 and May 2, 1955
Executed By: George A. Johnson and Mildred E. Johnson,
husband and wife and Winifield A. McLean and
Elizabeth L. McLean, husband and wife
Auditor's Nos.: 459971 and 513958

As Follows:

"The Grantees, for themselves and for their heirs, executors, administrators and assigns, agree that the said premises shall not be used for any purpose other than residential, and that there shall never be more than one residential structure, with the necessary accessory buildings, placed upon the said premises and that no residential structure, with the necessary accessory buildings, shall be erected or constructed upon said premises which does not meet the minimum construction requirements of the Federal Housing Administration under Section 203 of the National Housing Act as in effect at the time of the dedication of the plat in Sedro-Woolley Heights, and that no trees or shrubs shall be permitted to grow to a height which shall interfere with the view from any residential structure hereafter constructed upon any other lot in the plat of Sedro-Woolley Heights."

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 14, 1953
Recorded: October 29, 1953
Auditor's No.: 494560
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines over and/or under the right of way;
Area Affected: Reference is hereby :



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