

When recorded return to:

Mr. and Mrs. Jay C. Johnson
2319 Vista Lane
Anacortes, WA 98221



200607200102
Skagit County Auditor

7/20/2006 Page 1 of 2 11:51AM

Recorded at the request of:
First American Title
File Number: A88722

Statutory Warranty Deed

THE GRANTOR Bertha Vander Vegt, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jay C. Johnson and Connie A. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A88722E-1

Abbreviated Legal:
Lot 32, "PLAT OF VISTA TOO DIVISION NO. I"

Tax Parcel Number(s): P82914, 4461-000-032-0006

Lot 32, "PLAT OF VISTA TOO DIVISION NO. I", as per plat recorded in Volume 13 of Plats, pages 80 and 81, in the records of Skagit County, Washington.

Includes 1993 52x28 Skyline/Oaksprings Manufactured Home, Serial No. 32910534FAB

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated July 18, 2006

Bertha Vander Vegt
Bertha Vander Vegt

31602
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2006

Amount Paid \$ 2915.30
By [Signature] Deputy
Skagit Co. Treasurer

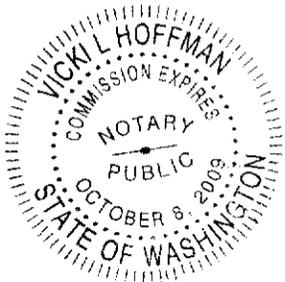
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bertha Vander Vegt, 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: 7-19-06

Vicki L Hoffman
Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10-8-09



A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 22, 1983
Recorded: October 28, 1983
Auditor's No.: 8310280027
Executed By: Vista Too and Island Savings Loan on behalf of Meadow Vista,
a Washington Partnership

The terms of said covenants were amended by instruments recorded August 5, 1988, July 9, 1993, October 5, 1993 and June 13, 2006 under Auditor's File Nos. 8808050013, 9307090027, 9310050061, 9706200037 and 200606130131.

B. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: September 28, 1988
Auditor's No.: 8809280040
Purpose: Construct, repair, etc. pipeline(s) for the transportation of oil, gas
and the products thereof.
Area Affected: An undisclosed 10 foot wide portion of the common area

C. Terms and conditions of Notice of Vista Too Homeowner's Association dated April 16, 1998.

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

Plat/Subdivision Name: Vista Too Division No. 1
Recorded: October 28, 1983
Auditor's No: 8310280026

Said matters includes but are not limited to the following:

1. A 7x7 foot power vault easement to Puget Sound Power & Light Company affecting Lots 2, 7, 10, 14, 15, 18, 19, 23, 26, 27, 30, 34, 37 and 41.
2. A 20-foot utility easement to the City of Anacortes affecting Lot 24 and common area.
3. A 15-foot storm drain easement and 10-foot emergency vehicle easement affecting common area.
4. A 10-foot wide access to alley for Lots 1 - 8.
5. Location of common areas.
6. Declare this Plat and dedicate to the use of the public forever streets and easements as noted thereon for any and all public purposes not inconsistent with the use thereof for public highway purposes and also dedicate common tracts to Vista Too property owners association and their successors and assigns for purposes set forth in the association by-laws.



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