

When recorded return to:

Mr. Linh N Vu
17709 W. Country Club Drive
Arlington, Wa 98223 ,

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



200607260085
Skagit County Auditor

7/26/2006 Page 1 of 2 2:06PM

Statutory Warranty Deed

THE GRANTOR The Heirs and Devisees of James C. Taitano, deceased, and Robin Taitano, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Linh N. Vu, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 10, "FOREST MEADOW DIV. NO. 1"

FIRST AMERICAN TITLE CO.
B88583E-1

Tax Parcel Number(s): P80897, 4380-000-010-0000

Lot 10, "FOREST MEADOW DIV. NO. 1", as per plat recorded in Volume 12 of Plats, page 24, records of Skagit County, Washington.

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

Dated July 13, 2006

Robin P. Taitano
Robin Taitano

3775
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 26 2006

Amount Paid \$ 4099.⁰⁰
Skagit Co. Treasurer:
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robin Taitano, 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: 7-15-06

Sanelia Ollson

Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-28-07

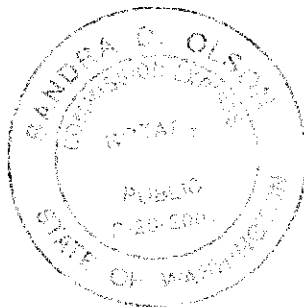


EXHIBIT "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Forest Meadow Division No. 1
Recorded: July 27, 1978
Auditor's No.: 884375

Said matters include but are not limited to the following:

1. Rights contained in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original, reasonable grading of the streets and avenues shown hereon.

2. "An easement is hereby provided for all public and private utilities including, but not limited to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company, and Cascade Natural Gas Company, and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

3. Storm drainage easement over and across the Northerly 5 feet of Lots 1 - 3, the Southerly 5 feet of Lots 4 - 10, the Northwesterly 5 feet of Lot 10, the Southeasterly 5 feet of Lot 11 and the Easterly 5 feet of Lots 1 and 5.

4. Utility easement over and across the _____ of the subject property, 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.

Recorded: July 18, 1978
Auditor's No.: 883688
Executed By: Warren Jones and Doris Jones



200607260085
Skagit County Auditor