



200610100059
Skagit County Auditor

10/10/2006 Page 1 of 2 9:38AM

When recorded return to:

Mr. and Mrs. Jack Woods
4215 Apache Drive
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 89460

Statutory Warranty Deed

THE GRANTORS Marshall J. Mahala and Cheryl A. Mahala, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jack Woods and Betty Woods, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

89460E

Abbreviated Legal:
Lot 44, "THUNDERBIRD EAST SECOND ADDITION"

Tax Parcel Number(s): 4411-000-044-0003, P81821

Lot 44, "THUNDERBIRD EAST SECOND ADDITION", according to the plat thereof recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions, and easements as per attached schedule B-1 and by this reference made a part hereof.

Dated 10-9-06

Marshall J. Mahala

Cheryl A. Mahala

5245
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 10 2006

STATE OF Washington }
COUNTY OF SKAGIT } SS:

Amount Paid \$ 6146.00
By Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that Marshall J. Mahala and Cheryl A. Mahala, 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: 10-09-06

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: March 4, 1980
Recorded: March 7, 1980
Auditor's No.: 8003070038
Executed By: Keith S. Johnson and Alison R. Johnson husband and wife, and the Island Savings and Loan Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: October 14, 1980
Recorded: October 21, 1980
Auditor's No.: 8010210014
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and the Island Savings and Loan Association

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

Between: City of Mount Vernon, a municipal corporation
And: Keith S. Johnson
Dated: February 23, 1981
Recorded: February 24, 1981
Auditor's No.: 8102240052
Providing For: Right to connect the subject property to City sewer

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

Plat/Subdivision Name: Thunderbird East 2nd Addition
Recorded: October 8, 1979
Auditor's No: 7910080021

Said matters include but are not limited to the following:

1. 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, TOGETHER WITH those specific easements as shown hereon, 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. Drainage easements

4. Fence locations



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