

When recorded return to:

Mr. and Mrs. Brandon Tippy
1565 Woodland Drive
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 88995



200610160209
Skagit County Auditor

10/16/2006 Page 1 of 2 3:28PM

Statutory Warranty Deed

THE GRANTORS Andrew B. Perleberg and Krista Perleberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brandon Tippy and Lisa Tippy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO

88995E-2

Abbreviated Legal:
Lot 38, "FOREST ESTATES"

Tax Parcel Number(s): P65453, 3914-000-038-0005

Lot 38, "FOREST ESTATES", as per plat recorded in Volume 8 of Plats, Pages 53 and 54, 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 9-21-06

Andrew B. Perleberg

Krista Perleberg

#5357
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 16 2006

STATE OF Washington
COUNTY OF Chelan

Amount Paid \$ 4900.00
By [Signature] Skagit Co. Treasurer
Deputy
SS:

I certify that I know or have satisfactory evidence that Andrew B. Perleberg and Krista Perleberg, 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: 9-21-06

Notary Public in and for the State of Washington

Residing at Chelan

My appointment expires: 30, March 2010



Schedule "B-1"

EXCEPTIONS:

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

Dated: July 3, 1963
Recorded: August 5, 1963
Auditor's No.: 639291
Executed By: Keith S. Johnson, et ux, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 28, 1969
Recorded: March 10, 1969
Auditor's No.: 724056
Executed By: Myron Thomas, et ux, et al

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

Plat/Subdivision Name: Forest Estates
Recorded: August 5, 1963
Vol/Page.: Volume 8, Pages 53 and 54

Said matters include but are not limited to the following:

1. "...and do hereby dedicate to the use of the public forever, all public way shown thereon as public highways; Also the right to drain all roads over and across any lots where the water might take a natural course after the roads are graded."



200610160209
Skagit County Auditor
10/16/2006 Page 2 of 2 3:28PM