

When recorded return to:

David W. Westcott  
1928 East Viewmont Drive  
Mount Vernon, WA 98273



200610200128  
Skagit County Auditor

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Recorded at the request of:  
First American Title  
File Number: B89610

### Statutory Warranty Deed

THE GRANTORS Russel L. Johnson and Janice C. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David W. Westcott, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
B89610E-1

Abbreviated Legal:  
Lot 13, "BEL-AIR MANOR SEVENTH ADDITION"

Tax Parcel Number(s): 4216-000-013-0007, P78383

Lot 13, "BEL-AIR MANOR SEVENTH ADDITION", as per plat recorded in Volume 10 of Plats, page 64, records of Skagit County, Washington.

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

Dated 10-11-06

Russel L. Johnson  
Russel L. Johnson

Janice C. Johnson  
Janice C. Johnson

# 5429  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 20 2006

Amount Paid \$ 2853.00  
Skagit Co. Treasurer  
By [Signature] Date

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Russel L. Johnson and Janice C. Johnson, 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: 10-11-06

[Signature]

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-07

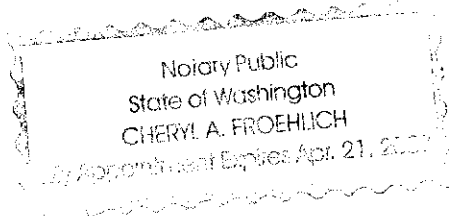


Exhibit 'A'

**EXCEPTIONS:**

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 27, 1974  
Recorded: March 27, 1974  
Auditor's No.: 798389  
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas, owners of Bel-Air Manor Fifth, Sixth and Seventh Additions to the City of Mount Vernon

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

Plat/Subdivision Name: Bel-Air Manor Seventh Addition  
Recorded: March 26, 1974  
Auditor's No: 798318  
As Follows:

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 and the Washington Telephone Company and their respective successors or assigns, under and upon the exterior seven (7) feet, parallel and adjacent to the street frontage of all lots 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 and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
3. Five foot drainage easement along the Southerly line of subject property.



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