

When recorded return to:

Mr. and Mrs. Joseph F. Sweger
14958 Valley View Drive
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 91300



200704260088

Skagit County Auditor

4/26/2007 Page

1 of

2 11:19AM

Statutory Warranty Deed

THE GRANTORS Richard M. Simonton and Amy M. Kelly, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph F. Sweger and Crystal L. Sweger, husband and wife the following described real estate situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 3-16, "VALLEY VIEW ADDITION" (aka Tract "K" Short Plat No. 42-77)

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P70120, 4034-000-013-0007

91300E-2

Tract "K" of Short Plat No. 42-77, approved July 18, 1977, recorded July 19, 1977, as Auditor's File No. 860874, in Volume 2 of Short Plats, page 85, being a portion of Lots 3 through 16, inclusive, "VALLEY VIEW ADDITION", as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

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

Dated 20 APR 2007

1934

Richard M. Simonton SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Amy M. Kelly

APR 26 2007

Amount Paid \$ 6395.20
Skagit Co. Treasurer
By [Signature] Deputy

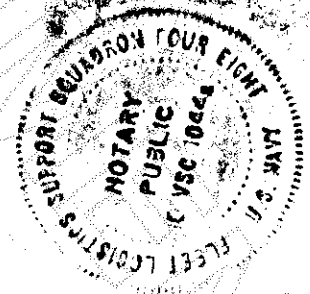
STATE OF Washington
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Richard M. Simonton and Amy M. Kelly, 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: 20 APR 2007

Sean Kassa, LCDR, USN
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: N/A

[Signature]



Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN VARIOUS INSTRUMENTS OF RECORD AS FOLLOWS:

1. No dwelling house or other buildings shall be constructed upon any part of said property closer than 25 feet from the West line thereof, or closer than 10 feet to the side property lines.
2. No dwelling house shall be constructed upon any part of said property which shall cost less than \$9,500.00 to construct.
3. The exterior of any dwelling house or other building constructed upon said property shall be completed within one year from and after the date construction thereof commences.
4. No bovine animal or swine shall be kept upon any portion of the said property.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: November 2, 1971
Recorded: November 4, 1971
Auditor's No.: 760121
Purpose: To construct, maintain, etc., an underground electric transmission and/or distribution system
Area Affected: East 7 feet of Lots 3 - 16 and West 7 feet of Lots 19 - 29

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 24, 2004
Auditor's No.: 200411240138

Said matters include but are not limited to the following:

1. Encroachments of fencelines.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200407070131
Document Title: Title Notification
Regarding: Special Flood Hazard Area

Auditor's File No.: 200407070132
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands



200704260088
Skagit County Auditor

4/26/2007 Page

2 of

2 11:19AM