

When recorded return to:

Mr. and Mrs. David E. J. Yansen  
17394 Soundview Road  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: 91137



200705030126  
Skagit County Auditor

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**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

91137E-2

THE GRANTOR Clara S. Sande, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David E. J. Yansen and Debra S. Yansen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 16, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT"

Tax Parcel Number(s): P69760, 4021-000-016-0009

Lot 16, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington.

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

Dated 4-27-07

Clara Sande  
Clara S. Sande

# 2123  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2007  
1837.00  
Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy

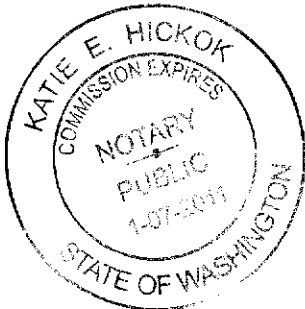
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clara S. Sande, 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: 4-27-07

[Signature]

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-2-11



**Schedule "B-1"**

**EXCEPTIONS:**

A. COVENANTS AND RESTRICTIONS DEEMED TO BE A PART OF A GENERAL PLAN BY REASON OF THEIR INSERTION IN DEEDS OF RECORD IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS FOLLOWS:

(a) That the aforescribed premises shall not be used for any commercial, industrial or business use or purpose.

(b) That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal and matching outbuildings.

(c) That improvements costing not less than \$15,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.

(d) That an adequate supply of power, electricity and water shall be made available to the property lines by the Owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric charge of the power company or the public utility district, shall be borne and paid by the purchasers.



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