

When recorded return to:

Brian K. Walston, et al
108 Chuckanut Drive N.
Bellingham, WA 98229

Recorded at the request of:
First American Title
File Number: B91632



200705150162
Skagit County Auditor

5/15/2007 Page 1 of 2 3:34PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

THE GRANTOR W.A. Malland, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian K. Walston, et al and Erin M. Walston, husband and wife, Robert V. Walston and Kellyann A. Walbeck, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 9, Block 1, "THUNDERBIRD LANE"

Tax Parcel Number(s): P70020, 4032-001-009-0003

Lot 9, Block 1, "THUNDERBIRD LANE", as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.

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

Dated 5-15-07

William A. Malland
William A. Malland

2282
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

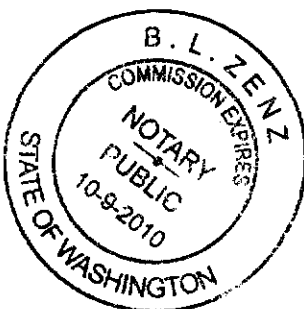
MAY 15 2007

Amount Paid \$ 378.80
By mem Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William A. Malland, 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: 5-15-07



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

Schedule "B-1"

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: September 23, 1964
Recorded: September 23, 1964
Auditor's No.: 656204

B. Any question that may arise due to shifting and changing in course of Skagit River.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 28, 1996
Recorded: September 12, 1996
Auditor's No.: 9609120114
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Portion of subject property



200705150162

Skagit County Auditor