

When recorded return to:

Nicholas Goodman
2811 Comanche Drive
Mount Vernon, WA 98273

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



200705160107
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Trudy D. Armstrong, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas Goodman, a single individual the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
88516E-1

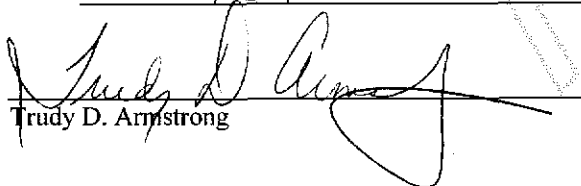
Abbreviated Legal:
Lot 62, "THUNDERBIRD"

Tax Parcel Number(s): P54531, 3762-000-062-0007

Lot 62, "THUNDERBIRD", according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 5-7-07


Trudy D. Armstrong

2312
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

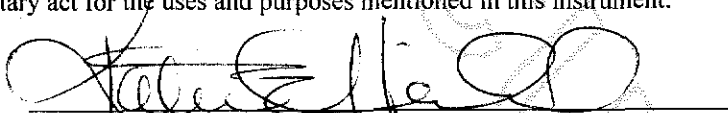
MAY 16 2007

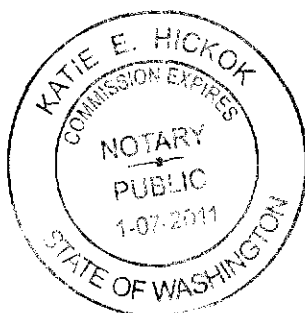
Amount Paid \$ 5460.70
Skagit Co. Treasurer
By in am Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Trudy D. Armstrong, 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: 5-7-07





Notary Public in and for the State of Washington
Residing at MT Vernon
My appointment expires: 1-7-11

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.

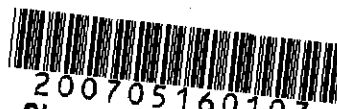
Declaration Dated: June 24, 1968
Recorded: June 26, 1968
Auditor's No.: 715205
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

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

Plat/Subdivision Name: Thunderbird
Recorded: January 16, 1967
Auditor's No: 693440

Said matters include but are not limited to the following:

1. Right to make all necessary slopes for cuts and fills, and 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 their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines 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; also hereby granted is the right to use the streets for the same purpose.



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