

When recorded return to:

Rachelle L. Hollmann, Bryce L. Tellesbo
2619 N 27th Street
Mount Vernon, WA 98273



200705310144
Skagit County Auditor

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Recorded at the request of:

First American Title
File Number: 191463

LAND TITLE OF SKAGIT COUNTY
125407-P

Statutory Warranty Deed

THE GRANTORS **Kyung J. Jin and Hee Sook C. Jin**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Bryce L. Tellesbo, a single man and Rachelle L. Hollmann, a single woman** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Firwest Estates Lot 13

2556
SKAGIT COUNTY WASHINGTON
PROPERTY STATE EXCISE TAX

MAY 31 2007

Tax Parcel Number(s): P81567

Amount Paid \$ 4775.40
Skagit Co. Treasurer
By *mam* Deputy

Lot 13, "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1," as per plat recorded in volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington

Subject to Covenants, Conditions, Restrictions and Easements, as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated May 23, 2007

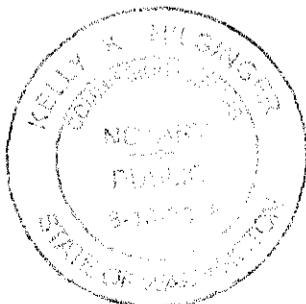
Kyung J. Jin
Kyung J. Jin

Hee Sook C. Jin
Hee Sook C. Jin

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kyung J. Jin and Hee Sook C. Jin**, 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: May 30, 2007



Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008

EXCEPTIONS:

- A. Utility easements of various widths, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.
- B. Provisions as set forth in the dedication of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:
- "...The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original and reasonable grading of the streets shown hereon."
- C. Easement provisions as set forth on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:
- "An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (7) seven feet (60 foot roads) and (10) ten feet (41 foot roads), parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."
- D. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instrument recorded under Auditor's File No. 8112180012, the terms of said Declaration were modified.
- E. Terms, provisions, definitions, covenants, restrictions options, obligations, easements, assessments, limitations and restrictions contained in Amendment of Declaration recorded February 8, 1982, under Auditor's File No. 8202080028, records of Skagit County, Washington.
- F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: March 1, 1983
 Recorded: March 1, 1983
 Auditor's No.: 8303010017
 Executed By: Coulee Investments, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: June 7, 1983
 Recorded: June 22, 1983
 Auditor's No.: 8306220040
 Executed By: Coulee Investments, Inc.



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EXCEPTIONS CONTINUED:

G. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983, under Auditor's File No. 8303020029.

H. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

BETWEEN:	City of Mount Vernon, a municipal corporation
AND:	Roxie Kajfas, partner in Kajfas Construction
DATED:	June 26, 1989
RECORDED:	August 3, 1989
AUDITOR'S NO:	8908030015
PROVIDING:	Right to connect subject property to City sewer



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