

When recorded return to:

Mr. and Mrs. Michael L. Forst
14957 Valley View Drive
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 91755



200706130090
Skagit County Auditor

6/13/2007 Page 1 of 3 1:45PM

Statutory Warranty Deed

THE GRANTORS Donald D. Youngren and Sandra L. Youngren, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael L. Forst and Rita L. Forst, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

91755E-1

Abbreviated Legal:

Section 13, Township 34, Range 3; Ptn. Gov. Lot 5

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P70136, P21721, 4034-000-030-0006, 340313-0-040-0202

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

Dated

6-11-07

Donald D. Youngren

Sandy L. Youngren

2765
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2007

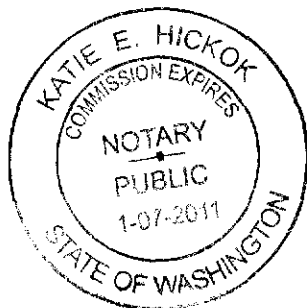
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$5,612.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Donald D. Youngren and Sandy L. Youngren, 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:

6-11-07



[Signature]
Notary Public in and for the State of Washington
Residing at mt vernon
My appointment expires: 1-7-11

EXHIBIT A

PARCEL "A":

Tract 30, of "VALLEY VIEW ADDITION", as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

PARCEL "B":

That portion of Government Lot 5 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 481.3 feet West and 140 feet North of the South $\frac{1}{4}$ corner of said Section, said point being the Southeast corner of Valley View Addition, as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington; thence East parallel with the South line of said subdivision to a point that intersects a line that is 180 feet East of the East line of said plat; thence North along said line a distance of 159 feet; thence West parallel with the South line of said subdivision, 180 feet, more or less, to the East line of said plat; thence South along said West line 159 feet, more or less, to the point of beginning.

EXCEPTING from the above-described tract that portion thereof lying within the East 100 feet thereof, as measured along the South line thereof.



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Order No: 91755

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.

(Affects Parcel "A")

B. RESERVATION CONTAINED IN DEED

Executed by: Charles E. Potter, et al
Recorded: January 14, 1977
Auditor's No.: 849318
As Follows:

This property is subject to the restriction that no building shall be built thereon to be used for residential or commercial purposes. (Affects Parcel "B")

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 2, 1971
Recorded: November 4, 1971
Auditor's No.: 760124
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: West 7 feet of Parcel "A" (Affects Parcel "A")



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