



200707270009

Skagit County Auditor

7/27/2007 Page 1 of 2 9:17AM

When recorded return to:

Mr. and Mrs. Gary W. Krasselt  
12015 Marine Drive #425  
Marysville, WA 98271

Recorded at the request of:  
First American Title  
File Number: B92222

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B92222E-1

THE GRANTORS Brian Pederson and Allyson Pederson, husband and wife and Randolph E. O'Donnell, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary W. Krasselt and Beverly J. Krasselt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 56, "PLAT OF EASTWIND"

Tax Parcel Number(s): P81010, 4384-000-056-0019

Lot 56, "PLAT OF EASTWIND", as per plat recorded in Volume 12 of Plats, pages 31 and 32, 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 7-25-07

Brian Pederson

Randolph E. O'Donnell

Allyson Pederson

3541  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

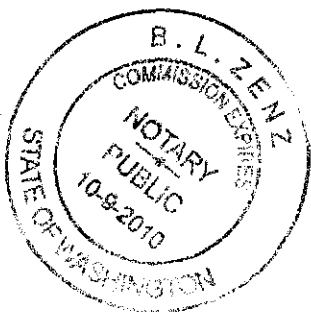
JUL 27 2007

Amount Paid \$ 2995.40  
Skagit Co. Treasurer  
By mem Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian Pederson, Allyson Pederson and Randolph E. O'Donnell, 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: 7-25-07



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

Schedule "B-1"

EXCEPTIONS:

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and their right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. 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: October 15, 1979  
Recorded: October 16, 1979  
Auditor's No.: 7910160026  
Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

C. 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: December 14, 1981  
Recorded: December 15, 1981  
Auditor's No.: 8112150040  
Executed By: Pan West, Inc., a Washington corporation

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

Plat/Subdivision Name: Eastwind  
Auditor's No: 889957

Said matters include but are not limited to the following:

1. 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, 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 seven (7) feet, 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.
2. Provision contained in the dedication of said "PLAT OF EASTWIND", for the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of the streets and avenues shown thereon.
3. Easement along the Northerly line of lots 61-69.
4. Sewer easement along the Southerly one of Lots 57, 66, 25 and 43 and Northerly line of Lots 56, 67, 24 and 44.
5. 10 foot easement along the Westerly line of Lots 38-43



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