



200707270099

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. K. Todd Wallenfelsz  
15363 Sunset Lane  
Mount Vernon, WA 98273

Recorded at the request of:  
First American Title  
File Number: B92185

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B92185E-2

THE GRANTOR Hansell Mitzel Homes, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to K. Todd Wallenfelsz and Pamela Wallenfelsz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Tract 13, "LIND'S McLEAN TRACTS"

Tax Parcel Number(s): P67251, 3946-000-013-0006

Tract 13, "LIND'S McLEAN TRACTS", as per plat recorded in Volume 6 of Plats, page 36, 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 7-24-07

Hansell Mitzel Homes, LLC, a Washington Limited Liability Company

By: Jeff Hansell, Managing Member

3549  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 27 2007

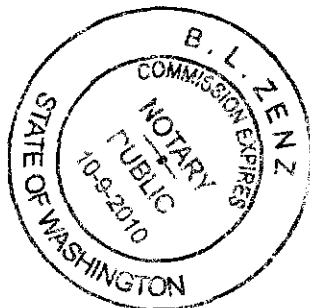
Amount Paid \$ 4406.05  
By Skagit Co. Treasurer Deputy

STATE OF WA  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff Hansell is/are the person(s) who appeared before me, and said person(s) acknowledge that signed this instrument, on oath stated is/are authorized to execute the instrument and acknowledge that as the Managing Member of Hansell Mitzel Homes, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-24-07

Notary Public in and for the State of WA  
Residing at Burlington  
My appointment expires: 10-24-10



**Schedule "B-1"**

**EXCEPTIONS:**

A. Restrictive covenants contained in various deeds of record as follows:

No old structures shall be moved onto or transferred to the premises. The use of said premises shall be restricted and limited to residential purposes and no commercial structure shall be erected thereon. Any residential structure erected or placed on said premises shall have not less than 900 square feet on the ground level, exclusive of garage or other outbuildings, and such structure shall be equipped with modern plumbing. No privy or outside toilet shall be permitted on the premises, and sewage disposal on the premises shall be such so as to meet all requirements of the County and State Health Departments. Any structure, residential, garages or other buildings used in connection with the residence, erected or placed so that no part thereof shall be closer than 30 feet to the nearest public road right-of-way line.

These restrictions shall be applicable to the whole of these premises and in the event of a division of the premises, then these restrictions shall be applicable to all of the portions thereof so devised.



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