



200801090078
Skagit County Auditor

1/9/2008 Page 1 of 2 1:34PM

When recorded return to:
Mr. and Mrs. Henry Dykstra
16872 Peterson Road
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93513

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.

B93513E-2

THE GRANTOR Ruth Meyers, who acquired title as Ruth O. Kjargaard, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Henry Dykstra and Charlotte Dykstra, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 7C, "MAPLECREST CONDOMINIUM"

Tax Parcel Number(s): P80909, 4381-000-007-0004

Unit 7C, "MAPLECREST CONDOMINIUM NO. 1", a condominium as shown on Survey Map and Floor Plans recorded August 7, 1978, under Auditor's File No. 884969, in Volume 12 of Plats, pages 25, 26 and 27, and as identified in Declaration recorded August 7, 1978 under Auditor's File No. 884970, in Volume 328 of Records, pages 1 through 40, inclusive, records of Skagit County, Washington.

TOGETHER WITH an undivided 10.1% interest in common area and facilities described in Article 5 of said Declaration, AND TOGETHER WITH the exclusive use of those limited common areas and facilities, if any, appertaining to said apartment unit.

SUBJECT TO covenants, conditions, restrictions and easements described in Schedule B-1 attached hereto and made a part hereof.

Dated 12/28/2007

Ruth Meyers by Kristi Kaufman ATTY in fact
Ruth Meyers, by Kristi Kaufman, attorney in fact

69
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

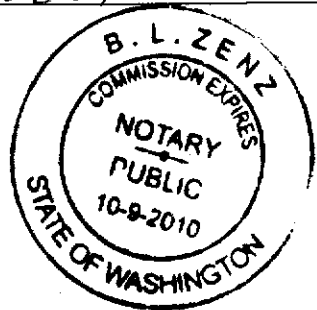
JAN 09 2008

STATE OF WA }
COUNTY OF Skagit } SS:

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that Kristi Kaufman is/are the person(s) who appeared before me, and said person(s) acknowledge that she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Attorney in Fact of Ruth Meyers to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-28-07



[Signature]
Notary Public in and for the State of WA
Residing at Sedro Woolley WA
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. MINERAL RESERVATIONS CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED:

From:	United States of America
Dated:	January 1, 1944
Recorded:	April 25, 1944
Auditor's No.:	370943
As Follows:	

"Reserving to the United States of America a 3/4 interest in the oil, gas, coal, and other minerals rights of whatsoever nature, upon in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

B. Terms, provisions, definitions, covenants, option, obligations, restrictions and easement and assessments contained in Declaration recorded August 7, 1978 under Auditor's File No. 884970. (See copy attached)

C. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, R.C.W. 64.32 as amended.

THE FOLLOWING MATTERS AFFECT A PORTION OF THE LAND INCLUDED WITHIN THE COMMON AREAS AND FACILITIES, BUT SAID MATTERS DO NOT AFFECT THOSE PORTION OF THE LAND WHICH ARE PHYSICALLY OCCUPIED BY THE UNITS.

D. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways hereon. Following original reasonable grading of the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner, as dedicated in the Plat of Country Club Estates, according to Plat recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington.

E. Easement provisions as contained in the Plat of County Club Estates, according to the Plat recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage 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, television and telephone service, together with the right to enter upon the lots at all times for the purposes stated."



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