

When recorded return to:

Wesley C. Todd, Jr.
10687 Vista View Drive
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94266

GUARDIAN NORTHWEST TITLE CO.

B94266-1

Statutory Warranty Deed



200803280159

Skagit County Auditor

3/28/2008 Page

1 of

2 3:57PM

THE GRANTORS Claude A. Hayes and Kerri A. Hayes, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Wesley C. Todd, Jr., a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Lot 1, Block 3, "LAMM'S PANORAMA VIEW LOTS"

Tax Parcel Number(s): P67789, 3965-003-001-0000

Lot 1, Block 3, "LAMM'S PLAT OF PANORAMA VIEW LOTS", according to the plat recorded in Volume 7 of Plats, page 39, records of Skagit County, Washington; EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 1; thence Southeasterly along the Easterly line of said Lot 1, a distance of 20 feet; thence West 83 feet, more or less, to the Northwest corner of said Lot 1; thence Northeasterly along the Northerly line of said Lot 1 to the point of beginning.

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

Dated 3-27-08

Claude A. Hayes
Claude A. Hayes

Kerri A. Hayes
Kerri A. Hayes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

969

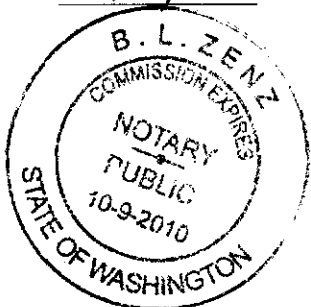
MAR 28 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3440.40
Skagit Co. Treasurer
BY vman Deputy

I certify that I know or have satisfactory evidence that Claude A. Hayes and Kerri A. Hayes, 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: 3/27/08



B.L. ZENZ
Notary Public in and for the State of Washington
Residing at Sedro Woolley,
My appointment expires: 10/09/2010

Schedule "B-1"

EXCEPTIONS:

A. Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

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: June 14, 1955
Recorded: June 14, 1955
Auditor's No.: 519356
Executed By: E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated: May 11, 1956
Recorded: May 11, 1956
Auditor's No.: 535987
As Follows:

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: June 7, 1955
Recorded: June 7, 1955
Auditor's No: 518996
Purpose: Water pipe line
Area Affected: South 20 feet of the subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: May 23, 1966
Recorded: April 6, 1967
Auditor's No: 697078
Purpose: Pipe line right-of-way
Area Affected: 5 feet in width along the South line of the subject property



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