

When recorded return to:

Mr. and Mrs. Craig L. Welty, Anna McNett
6475 Fairway Dr
Burlington WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 92518



200903300237
Skagit County Auditor

3/30/2009 Page 1 of 2 3:50PM

Statutory Warranty Deed

92518-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robyn T. Tokunaga, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Craig L. Welty and Kamriell Welty, husband and wife, Anna McNett, a single person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 36, Range 3; Ptn. SE NW & NE SW (aka Lot 2, Short Plat No. PL06-0047)

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P107905, 360326-2-007-0500, P126892, 360326-2-007-0700

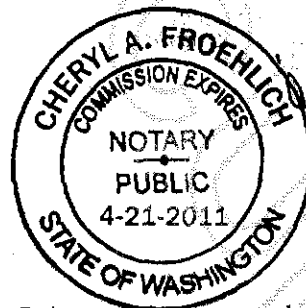
The Grantors for the benefit of the attached described Lot 2 hereby create the following restrictions on Lot 1 of said Short Plat:

All cultivated vegetation on Lot #1 will be of a reasonable height that does not impede the existing Westerly view corridor of Lot #2. The owner of Lot 2 shall have the right, at their own cost, to maintain the existing view corridor through the existing native trees with the stipulation that access time shall be mutually agreed to by grantee and grantor, and shall not be unreasonably withheld. Grantee agrees that any necessary permits shall be obtained prior to access.

Grantor agrees that a height restriction for buildings shall be placed on to Lot 1, limiting any structures, existing or future, to the current height.

Dated 3-18-09

Robyn Tokunaga
Robyn T. Tokunaga



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robyn T. Tokunaga, 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: 3-26-09

Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-11

Order No:

EXHIBIT A

Lot 2 as delineated on Short Plat No. PL06-0047 as approved on October 30, 2008 and recorded on November 10, 2008 under Auditor's File No. 200811100135, records of Skagit County, Washington.

TOGETHER WITH a 30-foot wide non-exclusive easement for ingress, egress and utilities over, across and under a 30-foot wide portion of Lot 1 of said Short Plat No. PL06-0047, which portion lies contiguous to and Southeasterly and Easterly of the following described line:

Begin at the intersection of the Southwesterly line of the cul-de-sac in the Northeasterly portion of Lot 1 with the Northwesterly line of a 10-foot wide utility easement, said point of beginning 10 to 15 feet Northerly of an existing driveway; thence Southwesterly along said Northwesterly line of the 10-foot wide utility easement to an angle point in said Northwesterly line; thence continue along said Westerly line of the 10-foot wide utility easement in a straight line crossing said existing driveway to the common boundary between said Lots 1 and 2.



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Skagit County Auditor