



200905190098
Skagit County Auditor

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Return Address:

James A. Tanner, PC
221 N. Wall Street
Suite 224
Spokane WA 99201
509-444-4445

LAND TITLE OF SKAGIT COUNTY

132944 PE1

STATUTORY WARRANTY DEED

<i>Reference No.:</i>	5000.1
<i>Grantor(s):</i>	MERLE HARNISH, TRUSTOR/TRUSTEE for the HARNISH FAMILY TRUST
<i>Grantee(s):</i>	JOHN G. KRISTOFZSKI and SHARON M. KRISTOFZSKI
<i>Legal Description (abbrev.):</i>	LOT 9, NORTHSOUND EST. NO. 1
<i>Assessor's Tax Parcel ID#:</i>	P67681

THE GRANTOR, MERLE HARNISH, TRUSTOR/TRUSTEE FOR THE HARNISH FAMILY TRUST for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to JOHN G. KRISTOFZSKI and SHARON M. KRISTOFZSKI, husband and wife, the following-described real estate, situate in the County of Skagit, State of Washington:

Lot 9, "Northsound Estates No. 1," as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO THE FOLLOWING:

- 1) CONVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

1410
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2009

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Amount Paid \$ 4597.40
Skagit Co. Treasurer
By *Mdm* Deputy

(a) Declaration Dated: January 31, 1966
(b) Recorded: February 9, 1966
(c) Auditor's No.: 678479

ABOVE CONVENANTS, CONDITIONS AND RESTRICTIONS
WERE AMENDED HERETO ATTACHED.

(d) Recorded: February 2, 1981
(e) Auditor's No.: 8102020019
(f) Executed By: North Sound Corporation, et al

- 2) Reservation to the Public in the Plat of the right 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 shown hereon, following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or 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.
- 3) Easement provisions in the Plat as follows: An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Skagit Valley Telephone Company with their respective successors and assigns under and upon the exterior 3 feet of front and rear boundary lines and under and upon exterior 2.5 feet of side boundary lines 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively.
- 4) Provisions in the Plat that sewage systems should be individual septic tanks and/or aeration system as designed by Skagit County Health Department.
- 5) Building setback lines as delineated on the face of the Plat.

11th IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this day of May, 2009.

HARNISH FAMILY TRUST

Merle Harnish
BY: MERLE HARNISH, TRUSTOR/TRUSTEE



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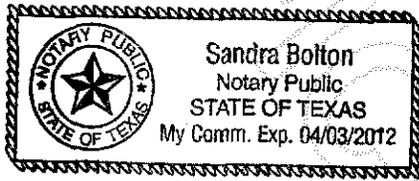
STATE OF Texas)

) ss.

COUNTY OF ELLIS)

I certify that I know or have satisfactory evidence that MERLE HARNISH is the Trustor/Trustee of the HARNISH FAMILY TRUST who appeared before me, and acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 18 day of May, 2009



Sandra Bolton
Printed Name SANDRA Bolton
Notary Public in and for the State of Texas
Residing at ELLIS County.
My appointment expires: 4-3-2012



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