



201003290121

Skagit County Auditor

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When recorded return to:

Michael L. Forthun and Joanne Forthun
1005 N. 8th Street
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 99210

Statutory Warranty Deed

99210-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Patrick L. Godfrey and Margery Godfrey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael L. Forthun and Joanne Forthun, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 6, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2"

Tax Parcel Number(s): P68112, 3969-000-006-0007

Lot 6, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", as per plat recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 3-24-10

Patrick L. Godfrey
Patrick L. Godfrey

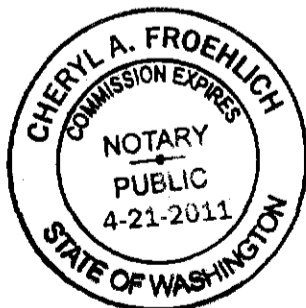
Margery Godfrey
Margery Godfrey

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patrick L. Godfrey and Margery Godfrey, 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: _____

Cheryl A. Froehlich



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

799
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2010

Amount Paid \$ 539.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Pressentin Creek Wilderness, Div. No. 2
Auditor's No.: 760598

Said matters include but are not limited to the following:

1. Provision in the Plat of Pressentin Creek Wilderness Div. No. 2, that in lieu of dedication of roads and community beach access, Tracts "G", "H", "I", "J" and "K" will be conveyed to the Pressentin Creek Community Club, a nonprofit division of Pressentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

2. A 25 foot building setback line.

3. Easement affecting that portion of said premises and for the purposes stated herein, and incidental purposes, delineated on the face of said Plat:

For: Flood control
Affects: A 20 foot strip along the East line of subject property

NOTE: The face of the Plat contains the following:

"1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water.

2. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots."

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: October 5, 1967
Recorded: October 6, 1967
Auditor's No.: 705351
Executed By: Freeman G. Macomber and Doris C. Macomber, husband and wife.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 27, 1995
Auditor's No.: 9510270068



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C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Pressentin Creek

D. Possible encroachment of septic system and drainfield as disclosed by the application for title insurance.

E. Subject to easement recording Concurrently
under Auditor's File No. 201003290120



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