

When recorded return to:

Mr. and Mrs. Michael Martin
24206 Feather Lane
Sedro Woolley, WA 98284



201310310124
Skagit County Auditor
10/31/2013 Page 1 of 2 3:26PM \$73.00

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-37642

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

146197-0

THE GRANTORS Todd W. Fecht and Melissa D. Fecht, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Martin, an unmarried man and Jaimie Findley, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 14, Eagle Valley P.U.D.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(186,000.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): 4632-000-014-0003

P106905

Dated October 30th 2013

Todd W. Fecht
Todd W. Fecht

Melissa D. Fecht
Melissa D. Fecht

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134437
OCT 31 2013

STATE OF Nevada
COUNTY OF Washoe Churchill SS:

Amount Paid \$ 2,764.00
By MCM Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Todd W. Fecht and Melissa D. Fecht is/are the person(s) 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.

Dated: 10/31/2013

Sherril A. Macaluso
Notary Public in and for the State of
Washington Nevada
Residing at Washoe
My appointment expires: 7/30/2015

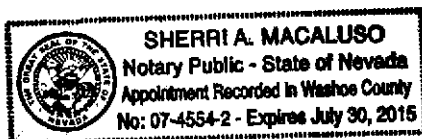


EXHIBIT A

Lot 14, "EAGLE VALLEY P.U.D.," as per plat recorded in Volume 15 of Plats, pages 181 through 183, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Assessments, if any, due and owing Eagle Valley P.U.D. Owners' Association

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: July 18, 1994
Recorded: July 21, 1994
Auditor's No.: 9407210002
Executed By: Kendall D. Gentry and Nancy F. Gentry

FIRST AMENDMENT TO DECLARATION FOR EAGLE VALLEY P.U.D.

Dated: November 13, 1997
Recorded: November 14, 1997
Auditor's No.: 9711140045

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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 re-routing 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.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Skagit County, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp. and T.V. Cable and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, 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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