

AFTER RECORDING MAIL TO:  
Donald E. Power  
3739 Birch Way  
Anacortes, WA 98221



200404070144  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 110591-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Christopher M. Young and Victoria D. Young  
Grantee(s): Donald E. Power and Mary Jean Brady  
Abbreviated Legal:  
Lot 11, Sunset West.  
Assessor's Tax Parcel Number(s): P69930/4028-000-011-0007

THE GRANTOR CHRISTOPHER M. YOUNG AND VICTORIA D. YOUNG, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DONALD E. POWER AND MARY JEAN BRADY, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "SUNSET WEST," as per plat recorded in Volume 9 of Plats, pages 98 and 99, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#1045  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

APR 07 2004

Dated April 1, 2004

Amount Paid \$ 6,586.00  
By Skagit Co. Treasurer  
Deputy

Christopher M. Young

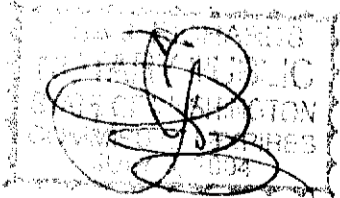
Victoria D. Young

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher M. Young and Victoria D. Young 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: April 15, 2004

Lisa J. Richards  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: July 9, 2004



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
 Purpose: Transmission line  
 Dated: April 5, 1971  
 Recorded: May 25, 1971  
 Auditor's No.: 753131  
 (Includes other property)

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Ingress and egress  
 In Favor Of: Lot owners North of the subject property  
 Recorded: April 28, 1971, April 30, 1971 and January 3, 1973  
 Auditor's No.: 751897, 752040 and 778896  
 Affects: West 15 feet

C. 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.

D. COVENANTS, 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.

Declaration Dated: June 8, 1970  
 Recorded: July 14, 1970  
 Auditor's No.: 741153  
 Executed By: Norrie Estvold, Inc., a Washington corporation

SAID COVENANTS WERE AMENDED BY INSTRUMENT:

Recorded: May 4, 1981  
 Auditor's No.: 8105040001

SECOND AMENDMENT TO COVENANTS:

Recorded: October 9, 2003  
 Auditor's No.: 200310090104



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EXCEPTIONS CONTINUED:

E. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Christopher M. Young and Victoria D. Young, husband and wife  
And: Donald K. Regalia and Shirley J. Regalia, husband and wife  
Dated: February 14, 1995  
Recorded: February 16, 1995  
Auditor's No.: 9502160057  
Regarding: A non-exclusive easement for ingress and egress

UNOFFICIAL DOCUMENT



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