



200408030167
Skagit County Auditor

8/3/2004 Page 1 of 3 3:08PM

AFTER RECORDING MAIL TO:
Romeo N. Ubungen
4616 EDMONT PLACE
MOUNT VERNON, WA. 98273

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81877

FIRST AMERICAN TITLE CO.
B81877-E-1

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 3956-000-004-0004 (P67481)

THE GRANTOR Richard A. Howard and Jennie A. Howard, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Romeo N. Ubungen, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

Tract 1 of Short Plat No. MV-2-76, approved January 23, 1976, recorded February 9, 1976, under Auditor's File No. 829857; being a portion of Lot 4, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington; EXCEPT mineral rights as reserved in Deed recorded September 25, 1900, in Volume 41 of Deeds, page 291, records of Skagit County, Washington. SUBJECT TO covenants, conditions, restrictions and easements as per attached Exhibit "A".

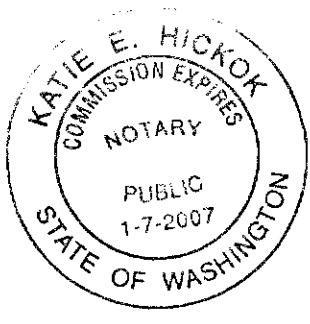
Dated: July 24, 2004

Richard A. Howard Jennie A. Howard
Richard A. Howard Jennie A. Howard

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard A. Howard and Jennie A. Howard, 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: 8/2/04 Katie Hickok



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1-7-07

4067
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2004

Amount Paid \$ 3880.40
Skagit Co. Treasurer
By [Signature] Deputy

SCHEDULE "B-1"

Exceptions:

A. Mineral rights as reserved to W. M. Lindsey and Emma J. Lindsey, husband and wife, said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT, AS HERETO ATTACHED:

Dated: August 24, 1961
Recorded: August 25, 1961
Auditor's No: 611564, Vol. 318 of Deeds, page 318

C. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Dated: June 23, 1977
Recorded: July 6, 1977
Auditor's No: 859940
Executed by: Property owners of Monte Vista Terrace Addition

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company, Continental Telephone of the Northwest, and Nationwide Cablevision, Inc.
Dated: December 22, 1977
Recorded: January 19, 1978
Auditor's No: 872238
Purpose: Underground electric system, telephone cable and television cable
Affects: The West 7 feet of Tract 7, and the Northeast 7 feet of Tract 11 and the Southwest 7 feet of Tract 17 and also the 7 feet parallel and adjacent to the road frontage of all tracts

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

For: Transmission line
In Favor Of: Puget Sound Power & Light Co.
Recorded: May 5, 1964
Auditor's No.: 650101
Affects: A strip of land the exact width and location of which is not disclosed on the record, being described as staked and as constructed
Affects Lots 3, 5, 10, 14 and 16



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Order No: B81877

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SHORT PLAT:

Short Plat No.:	MV-2-76
Recorded:	February 9, 1976
Auditor's No.:	829857
(Copy attached)	



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