

AFTER RECORDING MAIL TO:
Mr. Dmitri M. Ossipov
1302 27th Street
Anacortes, WA 98221



200502100122
Skagit County Auditor

2/10/2005 Page 1 of 2 3:14PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83662

Statutory Warranty Deed

Grantor(s): Frank Riley, Jr.
Grantee(s): Dmitri M. Ossipov
Assessor's Tax Parcel Number(s): P60552, 3836-000-012-0000

FIRST AMERICAN TITLE CO.
A83662E

THE GRANTOR Frank Riley, Jr., as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dmitri M. Ossipov, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "REPLAT OF LOTS 25 - 48, VIEW ACRES ADDITION TO ANACORTES, WASH.", as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: February 4, 2005

Frank Riley, Jr.
Frank Riley, Jr.

657
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 10 2005

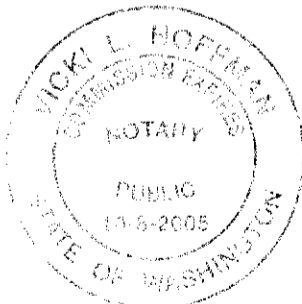
Amount Paid \$ 4272.00
By [Signature]
Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Frank Riley, Jr., 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: 2-8-05

Wicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



A. 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: March 31, 1955
Recorded: April 7, 1955
Auditor's No. 515877
Executed By: George Moosey and Janet M. Moosey, husband and wife, and J. A. Maillian, Jr. and Elizabeth I. Maillian, husband and wife

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

Plat/Subdivision Name: Replat of Lots 25-48, View Acres Addition to Anacortes, Washington
Recorded: May 22, 1958
Auditor's No: 565615

Said matters include but are not limited to the following:

1. Right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on the plat in the reasonable original grading of all streets shown thereon; also the right to drain said streets over and across any lot or lots in the plat where water might take a natural course after the street is graded, as contained in the dedication of the plat;
2. Easement for utility purposes over and across the South 5 feet of Lots 1-6, as delineated on the face of said plat;

