

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Mark B. Nihart  
15709 111th Avenue NE  
Bothell, WA 98011



200508310194  
Skagit County Auditor  
8/31/2005 Page 1 of 2 2:00PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85164

### Statutory Warranty Deed

Grantor(s): LeAnn Durnil  
Grantee(s): Mark B. Nihart and Miriam Amos Nihart  
Assessor's Tax Parcel Number(s): 3870-000-043-0000, P63524

FIRST AMERICAN TITLE CO.  
A 85164 - 2

THE GRANTOR LeAnn Durnil, surviving spouse of Henry L. Durnil for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark B. Nihart and Miriam Amos Nihart, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 43, "CAREFREE ACRES, SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

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

Dated: August 12, 2005

LeAnn Durnil  
LeAnn Durnil



STATE OF Washington }  
COUNTY OF SNOHOMISH } SS:

I certify that I know or have satisfactory evidence that LeAnn Durnil, 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: 08/18/05

Norma J. Carlton

Notary Public in and for the State of Washington  
Residing at LAKE STEVENS  
My appointment expires: 06-09-06

# 4770  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 31 2005

Amount Paid \$ 40.00  
By [Signature] Skagit Co. Treasurer Deputy

A. Construction and Maintenance Obligations as set forth on the face of said Plat:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the county road system, it is hereafter agreed by said lot owners that roads involved shall first be constructed to prevailing county standards and to the county engineers approval by said lot owners."

B. EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

In Favor Of:	Not disclosed
For:	Utilities
Affects:	5 foot strip along adjoining roadway
Dated:	September 14, 1971
Recorded:	September 28, 1971
Auditor's No.:	758542

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	August 5, 1992
Recorded:	August 18, 1992
Auditor's No.:	9208180055
Executed By:	Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.



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