

When recorded return to:
Vicki S. Archer
PO Box 5644
Bellingham WA 98227



200604120070
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B87635

Statutory Warranty Deed

THE GRANTORS Saman B. Rafeedy and Isabelle Rafeedy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vicki S. Archer *An unmarried woman* the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, "NORTHSOUND ESTATES NO. 1"
Tax Parcel Number(s): P67688, 3962-000-016-0002

FIRST AMERICAN TITLE CO.
B87635E-1

Lot 16, "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated March 27, 2006

Saman B Rafeedy
Saman B. Rafeedy

Isabelle Rafeedy
Isabelle Rafeedy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 12 2006

#1706

5078⁰⁰

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

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Saman B. Rafeedy and Isabelle Rafeedy, 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: 4/11/06

[Signature]

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/27



Order No: B87635

Schedule "B-1"

EXCEPTIONS:

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

Dated: January 31, 1966
Recorded: February 9, 1966
Auditor's No: 678479

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Recorded: February 2, 1981
Auditor's No: 8102020019
Executed By: North Sound Corporation, et al

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

Dated: January 31, 1966
Recorded: February 9, 1966
Auditor's No: 678478
Executed by: North Sound Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Recorded: February 2, 1981
Auditor's No: 8102020019
Executed By: North Sound Corporation, et al

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

Plat/Subdivision Name: North Sound Estates No. 1
Auditor's No: 676023

Said matters include but are not limited to the following:

1. Reservation to the public in the Plat of the rights 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 the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or any waters 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 the 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.



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2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Skagit Valley Telephone Company and their respective successors and assigns under and upon the exterior 3 feet of front and rear boundary lines and under and upon exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively.

3. Sewage systems should be individual septic tanks and/or aeration system as designed by Skagit County Health Department.

4. Building setback lines.



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