

When recorded return to:

Mr. and Mrs. Don M. Griffin
7484 Skagit View Drive
Concrete, WA 98237

Recorded at the request of:
First American Title
File Number: 88571



200608040109
Skagit County Auditor

8/4/2006 Page 1 of 2 1:31PM

Statutory Warranty Deed

THE GRANTOR Leslie D. Cope and Anita Cope, husband and wife, who acquired title as Leslie D. Cope, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Don M. Griffin and Gloria Griffin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 40, "PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1"

FIRST AMERICAN TITLE CO.

88571E-1

Tax Parcel Number(s): 4208-000-040-0004, P78223

Lot 40, "PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1", as per plat recorded in Volume 10 of Plats, pages 48, 49 and 50, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part hereof.

Dated 7-18-06

Leslie D. Cope
Leslie D. Cope

Anita Cope
Anita Cope

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leslie D. Cope, 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: 7/18/06 Janae M. Devries

Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: May 16, 2009



4020
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 04 2006

Amount Paid \$ 429.30
Skagit Co. Treasurer
By 4p Deputy

Schedule "B-1"

EXCEPTIONS:

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

Dated: July 2, 1973
Recorded: July 20, 1973
Auditor's No: 788214
Executed by: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 30, 2004
Recorded: September 7, 2004
Auditor's No.: 200409070165

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 3, 2005
Recorded: May 5, 2005
Auditor's No.: 200505050063

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

Plat/Subdivision Name: Wilderness Village Div. No. 1
Recorded: July 20, 1973
Auditor's No: 788213

Said matters include but are not limited to the following:

1. "Tracts "A", "B" and "C" are intended for the uses of all present and future property owners in this Plat and all other divisions of Wilderness Village."

2. COMMUNITY FISHING EASEMENT AS DELINEATED ON THE FACE OF SAID PLAT:

Area Affected: A strip of land the width of which is not disclosed along the Northerly portion

3. "Owners of Lots 5 through 9 are granted an easement for access and egress and utilities over and across Tract "B". The location to be designated by the Wilderness Village Architectural Committee."

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Wilderness Village Community Association
Dated: June 21, 1976
Recorded: March 18, 1977
Auditor's No.: 852865
Purpose: Ingress, egress and utilities
Area Affected: Westerly 35 feet of the subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 837874.



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