



200701120114
Skagit County Auditor

AFTER RECORDING MAIL TO:

1/12/2007 Page 1 of 2 12:16PM

Name Todd Dean

Address 4023 Pueblo Heights

City, State, Zip Mount Vernon, WA 98273

Filed for Record at Request of: LAND TITLE OF SKAGIT COUNTY 124138-8

Statutory Warranty Deed

THE GRANTORS Hun Dokko and Soon H. Dokko, husband and wife for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Todd R. Dean and Tamara L. Dean, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 103, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in **Schedule B-1** which is attached hereto and made a part hereof.
Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal:
Lot 103, Thunderbird East 1st Add.
Tax Parcel Number(s): 4379-000-103-0001 (P80856)

¹⁵⁸
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 12 2007

Dated January 10, 2007

Amount Paid \$ 6055.22
Skagit Co. Treasurer
By [Signature] Deputy

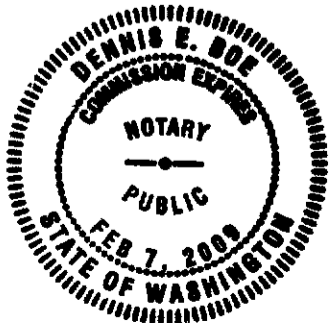
[Signature]
Hun Dokko

[Signature]
Soon H. Dokko

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Hun Dokko and Soon H. Dokko** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 17, 2007 [Signature]



Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: Feb 07, 2009

EXCEPTIONS:

A. Provisions set forth in the dedication of said plat, as follows:

Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage 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, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

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

Declaration Dated: September 5, 1978
Recorded: September 7, 1978
Auditor's No.: 886974
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

D. A 20 foot wide utility easement as delineated on the face of said plat.
(Affects the Easterly 15 feet of the subject property)

E. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS & CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Brachvogel Construction Inc.
Dated: May 25, 1979
Recorded: June 18, 1979
Auditor's No.: 7906180005
Providing: Right to connect subject property to City sewer



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