

When recorded return to:

Mr. and Mrs. Michael L. Verburg  
14106 Madrona Drive  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A90521



200702070059  
Skagit County Auditor

2/7/2007 Page 1 of 3 11:22AM

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

A90521E-2

THE GRANTORS Robert R. Russ, Jr. and Mary Lou Russ, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael L. Verburg and Terry L. Verburg, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 31, "SUNSET WEST"

Tax Parcel Number(s): P69949, 4028-000-031-0003

Lot 31 in the plat of "SUNSET WEST", as per plat recorded in Volume 9 of Plats, pages 98 and 99, records of Skagit County, Washington.

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

Dated January 25, 2007

Robert R. Russ, Jr.  
Robert R. Russ, Jr.

Mary Lou Russ  
Mary Lou Russ

# 568  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 07 2007  
9172

STATE OF WA }  
COUNTY OF SKAGIT } SS:

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

I certify that I know or have satisfactory evidence that Robert R. Russ, Jr. and Mary Lou Russ, 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: 2-6-07

Vicki L. Hoffman

Notary Public in and for the State of WA  
Residing at ANACORTES  
My appointment expires: 10-8-09



**EXCEPTIONS:**

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

Plat/Subdivision Name: Sunset West  
Recorded: July 14, 1970  
Auditor's No: 741152

Said matters include but are not limited to the following:

1. Dedication of Roads
2. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or 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 culverts or drains or re-routing thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Waterline Easement affecting Lot 36
4. Building Setback line affecting Lots 1-6
5. Well Easement affecting Lots 18 & 19
6. Well Protection Zone affecting Lots 17-20
7. Drainage easement affecting Lots 27 and 28

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

Dated: June 8, 1970  
Recorded: July 14, 1970  
Auditor's No: 741153  
Executed by: Norrie Estvold, Inc., a Washington corporation

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:**

Declaration Dated: May 3, 1981  
Recorded: May 4, 1981  
Auditor's No: 8105040001

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:**

Declaration Dated: March 3, 1991  
Recorded: April 24, 1992  
Auditor's No: 9204240030

Amendment to Protective Covenants, recorded October 9, 2003, under Skagit County Auditor's File No. 200310090104.



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C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: April 5, 1971  
Recorded: May 25, 1971  
Auditor's No: 753131  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Includes other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Norrie Estvold, Inc., a Washington corporation  
Recorded: May 26, 1972  
Auditor's No.: 768834  
Purpose: Easement for installation and maintenance of utilities over, along and under the East 5 feet of said Lot 31

