

When recorded return to:

Randall Kenneth Flagg, Trustee
16517 Kamb Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94859



200805230012
Skagit County Auditor

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BARGAIN AND SALE DEED

THE GRANTORS Ray B. Moseley and Henrietta J. Moseley, husband and wife for and in consideration of TEN AND NO/100 Dollars \$ 10.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to **Randall Kenneth Flagg and Teresa Jean Flagg, First Co-Trustees of the Flagg Family Trust U/A dated May 4, 1999, as trustee** the following described estate, situated in the County of Skagit, State of Washington: **GUARDIAN NORTHWEST TITLE CO. 94859E-1**

Tract 7, "LIND'S McLEAN TRACTS", as per plat recorded in Volume 6 of Plats, page 36, records of Skagit County, Washington.

Tax Parcel Number(s): P67245, 3946-000-007-0004

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: May 19, 2008

Ray B. Moseley

Henrietta J. Moseley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1036
MAY 23 2008

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 4463.90
By nieh SS. Deputy

I certify that I know or have satisfactory evidence that Ray B. Moseley and Henrietta J. Moseley, 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: 5-22-08

Sandra D. Olson



Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2/20/2011

Schedule "B-1"

EXCEPTIONS:

A. Restrictive covenants contained in various deeds of record as follows:

No old structures shall be moved onto or transferred to the premises. The use of said premises shall be restricted and limited to residential purposes and no commercial structure shall be erected thereon. Any residential structure erected or placed on said premises shall have not less than 900 square feet on the ground level, exclusive of garage or other outbuildings, and such structure shall be equipped with modern plumbing. No privy or outside toilet shall be permitted on the premises, and sewage disposal on the premises shall be such so as to meet all requirements of the County and State Health Departments. Any structure, residential, garages or other buildings used in connection with the residence, erected or placed so that no part thereof shall be closer than 30 feet to the nearest public road right-of-way line.

These restrictions shall be applicable to the whole of these premises and in the event of a division of the premises, then these restrictions shall be applicable to all of the portions thereof so devised.



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