

AFTER RECORDING MAIL TO:
Rene Pedroza
17979 Best Road
Mount Vernon, WA 98273

200102220091
2/22/2001 Page 1 of 2 3:59:20PM
Skagit County Auditor

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-95597-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Allen F. Bird, Gail H. Bird
Grantee(s): Rene Pedroza, Kim Pedroza
Abbreviated Legal: Lot 1, P.U.D. OF PLEASANT RIDGE EAST
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4762-000-001-0000/P117268

THE GRANTOR ALLEN F. BIRD and GAIL H. BIRD, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RENE PEDROZA and KIM PEDROZA, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, "P.U.D. OF PLEASANT RIDGE EAST," as per plat recorded on
October 12, 2000, under Auditor's File No. 200010120025, records of Skagit
County, Washington.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 16 day of FEB. 2001

By Allen F. Bird

By Gail H. Bird
Gail H. Bird

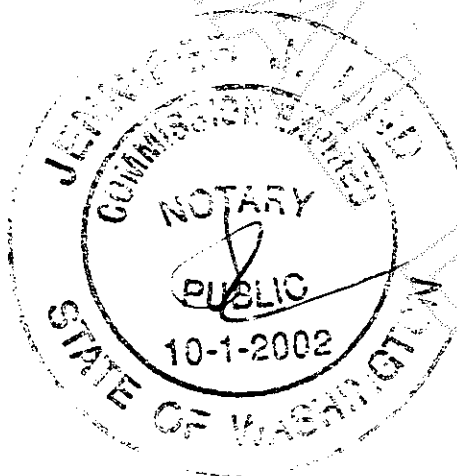
STATE OF Washington }
County of Skagit } SS:

39542
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
FEB 22 2001

Amount Paid \$ 5355.00
Skagit Co. Treasurer
By Jr Deputy

I certify that I know or have satisfactory evidence that Allen F. Bird and Gail H. Bird
is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 16, 2001



Jennifer J. Lind
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2002

Exhibit A

SUBJECT TO: TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA RECORDED JULY 20, 1999, UNDER AUDITOR'S FILE NO. 9907200128; DEDICATION CONTAINED ON THE FACE OF THE PLAT; EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT; RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT; IMPACT FEE NOTICE CONTAINED ON THE FACE OF THE PLAT; NOTES CONTAINED ON THE FACE OF THE PLAT; SETBACK LINES, AS SHOWN ON THE FACE OF THE PLAT; EASEMENT AND THE TERMS AND CONDITIONS; DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 12, 2000, UNDER AUDITOR'S FILE NO. 200010120026; BY-LAWS RECORDED OCTOBER 12, 2000, UNDER AUDITOR'S FILE NO. 200010120027.