

AFTER RECORDING MAIL TO:

NATHAN D. KNUTSON,
701 37TH STREET
ANACORTES, WA 98221
A69294

Filed for Record at Request of First American Title of Skagit County



200206280200

Skagit County Auditor

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FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A69294E-1

THE GRANTOR MYRON MERRILL and MAIRIVONNE G. MELVIN, SOLE HEIRS OF VIOLA M. MERRILL, DECEASED for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **NATHAN D. KNUTSON, An Unmarried Man** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

Lot 1 and the East 20 feet of Lot 2, Block 13, "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

THE GRANTORS HEREIN ARE CONVEYING THE PROPERTY DESCRIBED ABOVE SUBJECT TO THE FOLLOWING RESTRICTION:

NO REMODEL OR ADDITION TO THE HOUSE PRESENTLY LOCATED ON SAID PROPERTY MAY BE BUILT HIGHER THAN FOUR FEET ABOVE THE EXISTING ROOFLINE. NO OUTBUILDING ON SAID PROPERTY MAY BE ERECTED HIGHER THAN TWELVE FEET ABOVE THE TOP EDGE OF AN EXISTING CURB, SAID CURB BEING LOCATED ALONG THE WEST LINE OF S AVENUE APPROXIMATELY 22 FEET EAST OF THE SOUTHEAST CORNER OF SAID PROPERTY. THIS RESTRICTION IS TO PROVIDE VIEW CORRIDORS FOR THE BENEFIT OF THE EAST 20 FEET OF LOT 19 AND ALL OF LOT 20, BLOCK 13, OF SAID BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES.

Assessor's Property Tax Parcel Account Number(s): 3775-013-002-0040 P56656

Dated June 28, 2002.

#2932
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2002

Amount Paid \$ 2990.40
Skagit Co. Treasurer

STATE OF WASHINGTON
COUNTY OF SKAGIT

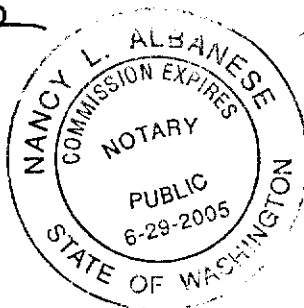
By  Deputy
SS

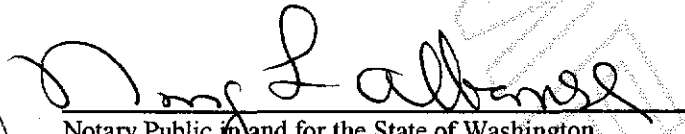

MYRON MERRILL


MAIRIVONNE G. MELVIN

I certify that I know or have satisfactory evidence that **MAIRIVONNE G. MELVIN** are the persons who appeared before me, and said persons acknowledged that ~~they~~ ^{she} signed this instrument and acknowledged it to be ~~their~~ ^{her} free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/28/02




Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 6-29-05