

**AFTER RECORDING MAIL TO:**  
Mr. and Mrs. Charles R. Griffin  
814 Sapp Road  
Sedro Woolley, WA 98284

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200308200050  
Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

### STATUTORY WARRANTY DEED

Escrow No. 230609NS  
Title Order No. 108964-P

**THE GRANTOR** Hansen & Hansen Construction, Inc., a Washington Corporation

for and in consideration of Ten Dollars and other good and valuable consideration  
in hand paid, conveys and warrants to **Charles R. Griffin and Ruth Lynn Griffin, Husband and Wife**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

**Legal Description (abbreviated): A Ptn of Lot 10, Sedro Woolley Heights  
additional legal(s) on page Exhibit "A"**

**Assessor's Property Tax Parcel/Account Number(s): 4172-000-010-0002**

**SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 108964-P issued by Land Title of Skagit County, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.**

**Dated: August 19, 2003**

# 4200  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Hansen & Hansen Construction, Inc., a Washington corporation

By: Jennifer Hansen  
Jennifer Hansen, Vice President

AUG 20 2003  
3399.80  
Amount Paid \$  
Skagit Co. Treasurer  
By: [Signature] Deputy

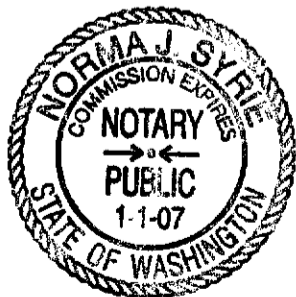
State of Washington

}ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Jennifer Hansen is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of Hansen & Hansen Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 19, 2003



Norma J. Syrie  
Notary Public in and for the State of Washington  
Residing at Abington  
My appointment expires 1-1-07

EXHIBIT "A"

DESCRIPTION:

Lot 10, "SEDRO-WOOLLEY HEIGHTS," as per plat recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington;

EXCEPT a portion of Tract 10, "SEDRO-WOOLLEY HEIGHTS," as per plat recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington,

Beginning on the West boundary line at a point thirty (30) feet South of the Northwest corner, then North thirty (30) feet to the Northwest corner, then three (3) feet East along the North property line, then Southwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.



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**EXHIBIT "B"**

**EXCEPTIONS:**

A. Restrictions contained in deed from Winfield A. McLean and Elizabeth L. McLean, his wife, dated June 5, 1951, filed June 21, 1951, under Auditor's File No. 462382 and recorded in Volume 245 of Deeds, page 723, as follows:

"The grantees, for themselves and for their heirs, executors, administrators and assigns, agree that the said premises shall not be used for any purposes other than residential, and that there shall never be more than one residential structure, with the necessary accessory buildings, placed upon said premises; and that no residential structure, with the necessary accessory buildings, shall be erected or constructed upon said premises which does not meet the minimum construction requirements of the Federal Housing Administration under Section 203 of the National Housing Act as in affect at the time of the dedication of the Plat to Sedro Woolley Heights; and that no trees or shrubs on said premises shall be permitted to grow to a height which shall interfere with the view from any residential structure hereafter constructed upon any other lot in the Plat of Sedro Woolley Heights.

The Grantee agree to accept said conveyance subject to the foregoing restrictions and conditions, and for themselves, their heirs and assigns and covenant and agree to and with the said sellers, their heirs and assigns, that they, the said grantees and their heirs and assigns shall forever faithfully observe and perform the said restrictions and covenants and each of them, and agree that if they or any person claiming under them shall at any time violate or attempt to violate any of the foregoing restrictions and conditions it shall be lawful for any person owning a lot in the Plat of Sedro Woolley Heights to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted; but the said grantees shall not be personally liable under this covenant if they have parted with title to the said lot."



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