



200311240207
Skagit County Auditor

11/24/2003 Page 1 of 4 3:44PM

AFTER RECORDING MAIL TO:

Name William B. Rossman

Address 721 North 16th Street

City, State, Zip Mt. Vernon, WA 98273

R03-02661

Special Warranty Deed

FIRST AMERICAN TITLE CO.

75791 E

THE GRANTOR(S) Wells Fargo Home Mortgage, Inc. for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

WILLIAM B. ROSSMAN, a single man,

6039

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 24 2003

Amount Paid \$ 2225.00

Skagit County Treasurer
By: LP Deputy

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH. according to the Plat thereof filed in Volume 5 of Plats at Page(s) 47, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any, of record and as per Exhibit " A " attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT " B " WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel Account Number(s): 3747-001-007-0003 P53865

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes 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 Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated November 17, 2003

Wells Fargo Home Mortgage, Inc.

By:

**Ami Curtis
Assistant
Vice President**



STATE OF MARYLAND }
County of FREDERICK } SS:

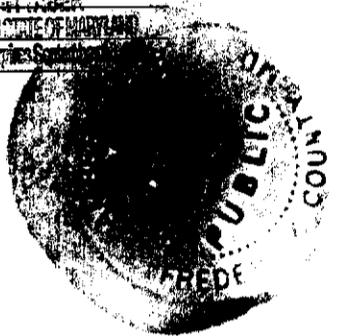
I certify that I know or have satisfactory evidence that Ami L. Curtis
is/are the person(s) who appeared before
me, and said person(s) acknowledged that _____ signed this instrument, on oath stated _____
is/are authorized to execute the instrument and acknowledge it as the AVP
of Wells Fargo Home Mortgage, Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/17/03

[Signature]
Notary Public in and for the State of _____

Residing at _____

My appointment expires: _____



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EXHIBIT "A"

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: February 18, 1947
Recorded: February 20, 1947
Auditor's No: 401191
Vol. 216 of Deeds, page 172

RESTRICTIVE COVENANTS CONTAINED IN DEEDS COVERING OTHER LOTS IN SAID ADDITION DEEMED TO BE PART OF A GENERAL PLAN FOR SAID SUBDIVISION AND ENFORCEABLE AS TO ALL LOTS AND AGAINST ALL SUBSEQUENT OWNERS OF LOTS THEREIN, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 1948
Auditor's No: 417681
As Follows:

"No temporary building or outbuilding to be used for business or commercial purposes shall ever be erected or caused to be erected on said property; no dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established."



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EXHIBIT " B "

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

William B Rossman 11/21/03

William B Rossman



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