

AFTER RECORDING MAIL TO:
Rick L. Closson
1807 37th Street
Anacortes, WA 98221



200404300223
Skagit County Auditor

4/30/2004 Page 1 of 2 2:40PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111973-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Duane S Nystrom
Grantee(s): Rick L. Closson
Abbreviated Legal: Lot 7, Shannon Hts
Assessor's Tax Parcel Number(s): P58912/3815-000-007-0010

THE GRANTOR Duane S Nystrom, an unmarried individual, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rick L. Closson, a single man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "THE PLAT OF SHANNON HEIGHTS, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 83, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

** Property is not Grantor's primary residence.**

Dated April 28, 2004

Duane S. Nystrom
Duane S. Nystrom

2121
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

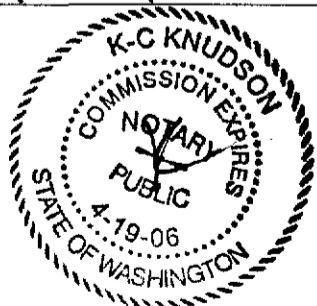
APR 30 2004

Amount Paid \$ 2670.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Duane S Nystrom** the person(s) who appeared before me, and said person(s) acknowledged that He signed this instrument and acknowledge it to be His free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-29-04



Ke Knudson

Notary Public in and for the State of WA
Residing at Sequoia Woodley
My appointment expires: 4-19-06

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: March 3, 1958
Recorded: March 3, 1958
Auditor's No.: 562377

- B. ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: February 26, 1958
Recorded: March 3, 1958
Auditor's No.: 562378

- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utilities
Affects: South 10 feet

- D. The right granted to the public in the Plat to make all necessary slopes for cuts and fills in the original reasonable grading of all roads and streets shown thereon.



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Skagit County Auditor