

AFTER RECORDING MAIL TO:

Mario Vega Rodriquez
1102 S. 19th Street
Mount Vernon, WA 98274



200406030100

Skagit County Auditor

6/3/2004 Page 1 of 2 1:40PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01306-04

Statutory Warranty Deed

Grantor(s): Jerry Winkley and Tamara D. Winkley

Grantee(s): Mario A. Vega Rodriquez and Karla Tovar **FIRST AMERICAN TITLE CO.**

Abbreviated Legal:

Lot 9, Block 3, "Albert Balch's Wedgwood"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 3766-003-009-0003 (P54757)

013907

THE GRANTOR Jerry Winkley and Tamara D. Winkley, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Mario A. Vega Rodriquez and Karla Tovar, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 9, Block 3, "Albert Balch's Wedgwood, an Addition to Mount Vernon, WN", as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated June 2, 2004

Jerry Winkley 2776 Tamara D. Winkley
Jerry Winkley SKAGIT COUNTY WASHINGTON Tamara D. Winkley
REAL ESTATE EXCISE TAX

JUN 3 - 2004

Amount Paid \$ 2,874.70
Skagit Co. Treasurer
By DC Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Jerry Winkley and Tamara D. Winkley**

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/2/04

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

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: February 3, 1955
Recorded: February 3, 1955
Auditor's No.: 512718

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal
In Favor Of: City of Mount Vernon
Auditor's No: 512247
Affects: The South 2 feet of the West 70 feet



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