

AFTER RECORDING MAIL TO:

Mr. and Mrs. Glenn C. Ash, Mr. and Mrs. C. K. Ash
301 Lilac Drive
Mount Vernon, WA 98273



200410010005
Skagit County Auditor

10/1/2004 Page

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2 8:42AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113521-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mark Gubrud and Judy Gubrud

Grantee(s): Glenn C. Ash, Kristen J. Ash, C. K. Ash and Regina M. Ash

Abbreviated Legal: Lot 28, Johnson's 2nd Addition

Assessor's Tax Parcel Number(s): 3733-000-028-0006, P53338

THE GRANTOR MARK GUBRUD and JUDY GUBRUD, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GLENN C. ASH and KRISTEN J. ASH, husband and wife; and C. K. ASH and REGINA M. ASH, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

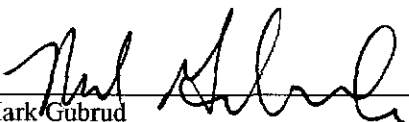
Lot 28, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington.

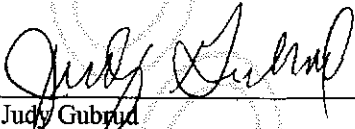
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

TOGETHER WITH: The right to dig on Lot 17, and the right to tie into the 10 foot drainage easement located on the East 10 feet of Lots 17-20, Plat of LaVenture Meadows, as per plat recorded in Volume 11 of Plats, page 77, records of Skagit County, Washington, as contained in agreement recorded August 25, 2004 under Auditor's File No. 200408250038.

Dated September 29, 2004

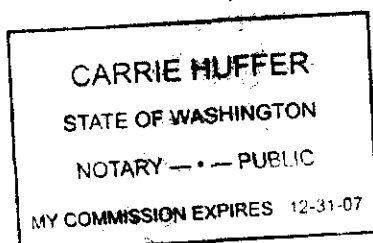

Mark Gubrud

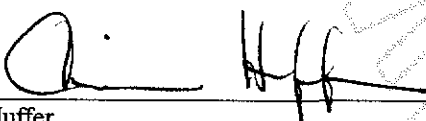

Judy Gubrud

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Mark Gubrud and Judy Gubrud** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

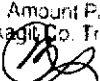
Dated: September 29, 2004




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

#5351
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2004

Amount Paid \$ 5055.20
By  Skagit Co. Treasurer
Deputy

Schedule "B-1"

113521-PE

EXCEPTIONS:

- A. Restrictions contained in an instrument recorded April 7, 1960, under Auditor's File No. 592918, as follows:

"Subject to building and use restrictions, as follows:

"Not more than 1 single family residence shall be built per lot, nor shall any lot be subdivided in such manner as to make or help make another building lot of less than 70 foot frontage. No building shall be placed nearer than 20 feet from any street. No residence building shall be built or erected on this lot unless it be of new construction and of a size not less than 750 square feet of floor area exclusive of garage or carport; no building shall be built or used for other than residential or its accessory uses thereto."



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