

AFTER RECORDING MAIL TO:
Mr. and Mrs. Norberto Anguiano
1225 E. Fir Street
Mount Vernon, WA 98273



200411010113
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113716-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Adam Ware and Kathy Ware
Grantee(s): Norberto Anguiano and Tammy A. Anguiano
Abbreviated Legal: a ptn of SE ¼ of SW ¼, 17-34-4 E W.M./a ptn of Lot 3, Madison Park Add.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340417-0-018-0007, P25549

THE GRANTOR ADAM WARE and KATHY WARE, husband and wife for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys
and warrants to Tammy A. Anguiano and Noberto Anguiano, wife and husband the following described
real estate, situated in the County of Skagit, State of Washington

5906
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

NOV 01 2004

Amount Paid \$2283.74
Skagit Co. Treasurer:
By *LP* Deputy

Dated October 28, 2004

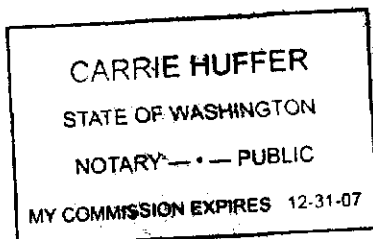
[Signature]
Adam Ware

KATHY WARE BY [Signature] HER P.C.A.
Kathy Ware

STATE OF Washington }
County of Skagit } SS:

On this 29th day of October, 2004 before me personally appeared Adam Ware
, to me known to be the individual described in and who
executed the foregoing instrument for himself and as Attorney in Fact for Kathy Ware
and acknowledged that he signed and
sealed the same as his free and voluntary act and deed for him self and also as his
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has
not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road 245 feet East of the West line of said subdivision; thence North 110 feet; thence East to a point 10 feet West of the West line of a tract conveyed to Arthur A. Aves by instrument dated October 16, 1949, filed November 16, 1949, under Auditor's File No. 438151, records of Skagit County, Washington; thence South parallel with the West line of said Aves Tract, 110 feet, more or less, to the North line of the County road; thence West along said North line to the point of beginning.

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

PARCEL "B":

That portion of Lot 3, "MADISON PARK ADDITION, MOUNT VERNON, WASH., 1954", as per plat recorded in Volume 7 of Plats, page 18, records of Skagit County, Washington, lying Southerly of the Easterly extension of the South line of Lot 2 of said "MADISON PARK ADDITION, MOUNT VERNON, WASH., 1954."

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



Schedule "B-1"

113716-PE

EXCEPTIONS:

- A. An easement for drain line, and right of entry to repair, maintain, and restore said line, contained in an instrument dated March 17, 1958, recorded December 22, 1964, under Auditor's File No. 660059, reference to the record hereby being made for full particulars.
- B. Terms and conditions of City of Mount Vernon Ordinance No. 2510 as recorded September 25, 1992, under Auditor's File No. 9209250071.
- C. Restrictions contained in deeds under which title is claimed, as follows:
- 1.) The use of the above described property shall be limited to residential purposes only;
 - 2.) Residence construction on said real property must be completed on the exterior within one year from the date of the start of work, and built from plans drawn by a graduate architect;
 - 3.) Residence construction on said real property must consist of a minimum of 1,000 square feet of habitable floor area;
 - 4.) Previously used building or integral portions thereof, shall not be moved onto said real property for residential or outbuilding use;
 - 5.) The minimum distance from the front property line (and side property line in the case of a corner lot) to the house proper on said real property shall not be less than 25 feet and the minimum side yard shall not be less than 5 feet;
 - 6.) Septic tank system for said real property must include a septic tank of minimum size of 500 gallons. Said septic tank system(s) must be acceptable by the County Health Officer before use or within a reasonable time thereafter. (Affects Parcel "F" only)
- D. Terms, conditions and exceptions of an agreement and license as to the use of a 100 foot strip of land in Parcel "A", between Earl E. Cammock and Iris N. Cammock, husband and wife, dated September 28, 1967, recorded January 18, 1968, under Auditor's File No. 709154, reference to the record hereby being made for further particulars. (Affects Parcel "F" only)
- E. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT

Recorded: April 28, 2003
Auditor's File No.: 200304280180
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."



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