

AFTER RECORDING MAIL TO:
Mr. Richard Albert Ruiz
914 West Hazel Street
Mount Vernon, WA 98273



200411160010
Skagit County Auditor
11/16/2004 Page 1 of 2 8:45AM

Filed for Record at Request of
Salmon Bay Escrow
Escrow Number: 04-1815-MH

CHICAGO TITLE CO.
1032708 ✓

Statutory Warranty Deed

Grantor(s): Joel M. Koster and Cindy L. Koster
Grantee(s): Richard Albert Ruiz

Abbreviated Legal:

Ptn. of Lots 3-5, Block 24, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, records of Skagit County, Washington.

Assessor's Tax Parcel Number(s): 3758-024-010-0500 / P117506

THE GRANTOR JOEL M. KOSTER AND CINDY L. KOSTER, husband and wife

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **RICHARD ALBERT RUIZ, a single man**

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

Lots 3, 4 and 5, Block 24, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", according to the plat thereof recorded in Volume 2 of Plats, Page 110, records of Skagit County, Washington;

EXCEPT the South 5 feet of said Lot 5;

AND EXCEPT from the remainder the East 79 feet, as measured along the South line thereof.

Situated in Skagit County, Washington.

SUBJECT to those as stated on the attached EXHIBIT "A" and by this reference, made a part hereof.

Dated **November 8, 2004**

Joel M. Koster
Joel M. Koster

Cindy L. Koster
Cindy L. Koster

STATE OF Washington)
COUNTY OF Snohomish) SS:

I certify that I know or have satisfactory evidence that **Joel M. Koster and Cindy L. Koster**

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: 11/10/04

Michele Hollinger
Michele Hollinger

Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 4/23/2006

6148
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 16 2004
3238.00
Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

EXHIBIT "A"

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 16, 2000

Auditor's No(s): 200011160030, records of Skagit County, Washington

As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee ;

Easement, including the terms and conditions thereof, conveyed by instrument(s);

Recorded: February 1, 2001

Auditor's No(s): 200102010027, records of Skagit County, Washington

In favor of: Rand A. Wood and Suzanne M. Wood, husband and wife; Steven Wood and Kim D. Wood, husband and wife; and Tony Garcia and Lisa Garcia, husband and wife; their heirs, successors and assigns

For: Non-exclusive easement for the construction, re-construction, repair, and maintenance of a Sanitary sewer line

Affects: Portion of said premises and other property

JK Ch



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