

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael L. Beck
2001 E. Section Street
Mount Vernon, WA 98274

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200411230075
Skagit County Auditor
11/23/2004 Page 1 of 2 211:22AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113999-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Steven E. Allen and Janice M. Allen
Grantee(s): Michael L. Beck and Teresa Beck
Abbreviated Legal: Lot 24, Blk 3, Wedgwood
Assessor's Tax Parcel Number(s): 3766-003-024-0004, P54773

THE GRANTOR Steven E. Allen and Janice M. Allen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael L. Beck and Teresa Beck, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 24, 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

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.

Dated November 16, 2004

Janice M. Allen
Janice M. Allen

Steven E. Allen
Steven E. Allen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#6302
NOV 23 2004
2,492.00
Amount Paid
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven E. Allen and Janice M. Allen
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: November 17, 2004

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

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

Schedule "B-1"

113999-SE

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: City of Mount Vernon, Washington
Purpose: Sewer, together with the right of ingress and egress thereto at such time as may be necessary, for the purpose of maintenance, repair, alteration or reconstruction

Area Affected:
Dated: September 24, 1954
Recorded: January 25, 1955
Auditor's No.: 512247

It is understood and agreed that no claim for damages will be made because of said maintenance, repair, alteration or reconstruction of said sewer, and that the work will be performed in such a manner that improvements on said property be not disturbed or destroyed or in the event that they are destroyed or disturbed that they shall be replaced in as good condition as they were immediately before the property was entered upon for such work.

B. 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

S.C.
J.A.



200411230075
Skagit County Auditor