

AFTER RECORDING MAIL TO:
Mr. Christopher L. Kirkeby
1906 24th Street
Anacortes, WA 98221



200412270112
Skagit County Auditor

12/27/2004 Page 1 of 2 11:00AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83360

Statutory Warranty Deed

Grantor(s): Nita L. Thicksten
Grantee(s): Christopher L. Kirkeby
Assessor's Tax Parcel Number(s): P57599, 3798-000-067-0000

FIRST AMERICAN TITLE CO.

A83360E

THE GRANTOR Nita L. Thicksten, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher L. Kirkeby, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 67, "ISLAND VIEW PARK", as per plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: December 22, 2004

Nita L. Thicksten

Nita L. Thicksten

#6918
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 27 2004

Amount Paid \$-
3773.60
By *[Signature]* Skagit Co. Treasurer Deputy

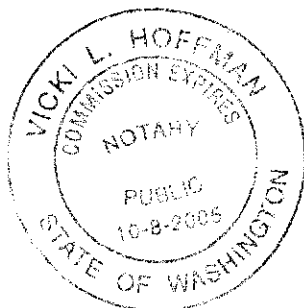
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nita L. Thicksten, the persons 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.

Date: 12-23-04

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Island View Park
Recorded: Volume 7, Page 38 of Plats

Said matters include but are not limited to the following:

1. Reservation in the Plat of the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: May 19, 1955
Recorded: May 24, 1955
Auditor's No.: 518307



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