

AFTER RECORDING MAIL TO:

Ms. Thea Arlette Johnson
21229 State Route 20
Sedro Woolley, WA 98284



200412270166

Skagit County Auditor

12/27/2004 Page 1 of 2 3:16PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83513

Statutory Warranty Deed

Grantor(s): Tony Eugene Roth
Grantee(s): Thea Arlette Johnson
Assessor's Tax Parcel Number(s): P67800

FIRST AMERICAN TITLE CO.

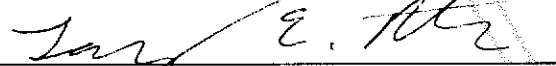
B83513E

THE GRANTOR Tony Eugene Roth, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thea Arlette Johnson, an unmarried woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, Block 3, "LAMM'S PANORAMA VIEW LOTS", according to the plat thereof recorded in Volume 7 of Plats, pages 39, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: December 21, 2004


Tony Eugene Roth

6928
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


DEC 27 2004

Amount Paid \$ 2647.33
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tony Eugene Roth, 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


Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07

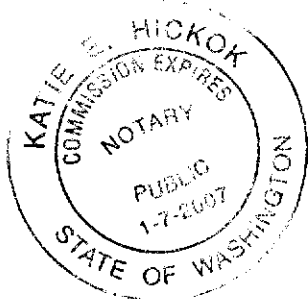


EXHIBIT A

EXCEPTIONS:

A. Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

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:	June 14, 1955
Recorded:	June 14, 1955
Auditor's No.:	519356
Executed By:	E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated:	May 11, 1956
Recorded:	May 11, 1956
Auditor's No.:	535987
As Follows:	

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."



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Skagit County Auditor