

AFTER RECORDING MAIL TO:  
Mr. and Mrs. William N. Anderson  
125 Widnor Drive  
Mount Vernon, WA 98274



200503160149  
Skagit County Auditor

3/16/2005 Page 1 of 2 3:49PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84140

## Statutory Warranty Deed

Grantor(s): Keith S. Johnson and Alison R. Johnson  
Grantee(s): William N. Anderson and Hazel M. Anderson  
Assessor's Tax Parcel Number(s): 54922, 3771-000-041-0002

FIRST AMERICAN TITLE CO.

B84140E

THE GRANTOR Keith S. Johnson and Alison R. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William N. Anderson and Hazel M. Anderson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 41, "WIDNOR DRIVE", as-per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

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

Dated: March 15, 2005

*Keith S. Johnson*

Keith S. Johnson

*Alison R. Johnson B9*  
*Keith S. Johnson*

Alison R. Johnson by Keith S. Johnson as Attorney in Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1201  
MAR 16 2005

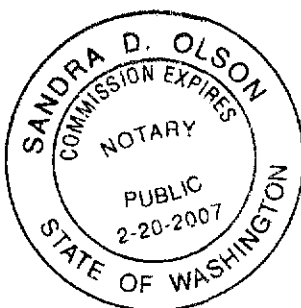
Amount Paid \$ *2634.40*  
By *[Signature]* Skagit Co. Treasurer Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith S. Johnson and Alison R. Johnson, 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: 3-16-05

*Sandra D. Olson*



Notary Public in and for the State of Washington  
Residing at Burlington, wa  
My appointment expires: 2-20-07

## EXHIBIT A

### EXCEPTIONS:

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

Plat/Subdivision Name:  
Recorded:  
Auditor's No:

Widnor Drive  
August 27, 1970  
742849

Said matters included but are not limited to the following:

1. Right shown on the face of the plat to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original, reasonable grading of the roads shown on the face of the plat.

2. An easement for utilities affecting West 5 feet of Lots 1 – 22 and East 5 feet of Lots 23 – 44.

#### B. RESTRICTIONS ON OTHER TRACTS IN SAID PLAT IMPOSED BY VARIOUS INSTRUMENTS OF RECORD, WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
2. All homes must be skirted or have perimeter concrete foundation, concrete blocks accepted.
3. Driveways and landscaping to be completed by lot purchaser.
4. All utilities to be kept underground.



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