

RECORDED BY:
MONTGOMERY LAW FIRM


200504080110
Skagit County Auditor
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AFTER RECORDING RETURN TO:

WILLIAM S. THOMAS
2130 East Parkway Drive
Mt. Vernon, Washington 98273

Parcel No. 3732-000-037-0006
Property I.D. No. P53313

FIRST AMERICAN TITLE File 5006
84249-1

STATUTORY WARRANTY DEED

THE GRANTOR, ARCHIE P. CLARK, Successor Trustee, of the REVOCABLE LIVING TRUST OF ISABEL A. CLARK, UTD 12/18/02, for and in consideration of ONE HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS (\$164,000.00) in hand paid, conveys and warrants to WILLIAM S. THOMAS, whose wife is NANCY THOMAS, as his sole and separate property, **GRANTEE**, the following described real estate situated in the County of Skagit, State of Washington:

Tract 37, "JOHNSON ADDITION TO MOUNT VERNON," as per Plat recorded in Volume of 7 of Plats, Page 27, records of Skagit County; TOGETHER WITH that portion of the North ½ of vacated street adjoining said Tract 37 on the South which has reverted to said premises by operation of law; as vacated by Mount Vernon Ordinance No. 1401.

TOGETHER WITH AND SUBJECT TO Restrictive Covenants contained in the Plat of JOHNSON ADDITION TO MOUNT VERNON, recorded in Volume 7 of Plats, Page 27, records of Skagit County, Washington, as follows: "Not more than one (1) single family residence shall be built per lot, nor shall any lot be subdivided in such manner as to make or help make another building lot less than eighty feet (80') frontage. No dwelling or accessory building shall be placed nearer than twenty feet (20') from any front property line or flanking street. No residential building shall be placed or erected on any lot unless it be of new construction and of a size not less than 850 square feet of floor area, excluding carport or garage. No building shall be built or used for other than residential or its accessory uses thereto."

TOGETHER WITH AND SUBJECT TO Covenants, Conditions, and Restrictions contained in Declaration of Protective Restrictions, dated July 6, 1956 and recorded August 28, 1956 under Auditor's File No. 540727, but omitting restrictions, if any, based on race, color, religion or national origin.

