

AFTER RECORDING MAIL TO:
Edward Myhres
2021 East Highland Street
Mount Vernon, WA 98273



200505190083
Skagit County Auditor

5/19/2005 Page 1 of 3 11:52AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01454-05

Statutory Warranty Deed

116141-S

LAND TITLE OF SKAGIT COUNTY

Grantor(s): M. Jane O'Brien
Grantee(s): Edward D. Myhres
Abbreviated Legal:
Lot 31, Mt. Baker View
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3745-000-031-0007 (P53774)

THE GRANTOR M. Jane O'Brien, who is now married to Patrick R. O'Brien, who acquired title as Margaret Jane Miller, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Edward D. Myhres, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 31, "The Plat of Mount Baker View Additon", as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated May 4, 2005

M. Jane O'Brien
M. Jane O'Brien

Patrick R. O'Brien
Patrick R. O'Brien #2480

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2005

State of Washington
County of CLALLAM } SS:

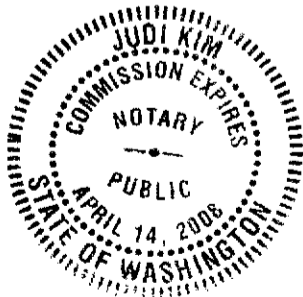
Amount Paid \$ 3079.40
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that ~~M. Jane O'Brien~~ & Patrick R. O'Brien

is/are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument. his her / their

Dated: May 9th, 2005

J- L-



Notary Public in and for the State of Washington
Residing at 11301 NE 7th St #117 Vancouver WA
My appointment expires: April 14, 2008 98694

EXHIBIT "A"

EXCEPTIONS:

- A. The right reserved to the public in the Plat of Mount Baker View Addition to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and easements.
- 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:	June 25, 1956
Recorded:	August 22, 1956
Auditor's No.:	540392, Volume 280 of Deeds, page 390
Executed By:	Modern Home Builders, Inc., a Washington corporation, and Charles H. Streeter and Mary Streeter, husband and wife



200505190083
Skagit County Auditor

Individual Acknowledgment

State of Washington

County of Snohomish

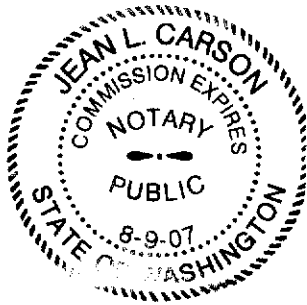
I certify that I know or have satisfactory evidence that _____

M JANE O'Brien

is/are the individual(s) who appeared before me, and said individual(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5/6/05

(Seal or stamp)



Jean L Carson
Signature of Notary Public

NOTARY
Title

My appointment expires: 8/9/07



200505190083
Skagit County Auditor