



200505240164

Skagit County Auditor

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AFTER RECORDING MAIL TO:
Mr. Harry H. Ferrier, Jr., Ms. Colleen M. Granfors
1106 South Walnut Street
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116317-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jerry Clark Owens and Phyllis Ann Owens
Grantee(s): Harry H. Ferrier, Jr. and Colleen M. Granfors
Abbreviated Legal: Lot 7 Gilkey's Addition
Assessor's Tax Parcel Number(s): 4085-000-007-0003, P72552

THE GRANTOR JERRY CLARK OWENS and PHYLLIS ANN OWENS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HARRY H. FERRIER, JR., a single person and COLLEEN M. GRANFORS, a single person, as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "GILKEY'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common.

Accepted and Approved:

Harry H. Ferrier, Jr.

Colleen M. Granfors

2591
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated May 19, 2005

MAY 24 2005

Jerry Clark Owens

Amount Paid \$ 3079.40
By
Skagit Co. Treasurer
Deputy

Phyllis Ann Owens

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jerry Clark Owens and Phyllis Ann Owens and Harry H. Ferrier, Jr. and Colleen M. Granfors**

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

Dated: May 23, 2005

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

- A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property
In Favor Of: Pacific Telephone & Telegraph Company
Recorded: May 18, 1927
Auditor's No.: 203792, Volume 143 of Deeds, page 308
Affects: Exact location undisclosed on the record

- B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

"All buildings shall be set back not less than 25 feet from front property line. All dwellings shall be of new construction and shall meet F.H.A. requirements in every respect. Not more than one dwelling shall be constructed on each lot. No commercial buildings of any type shall be built."

- C. 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: September 20, 1955
Recorded: September 20, 1955
Auditor's No.: 525143
Executed By: Skagit Land Co., a corporation



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