

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Jacinto Mendoza  
10590 Vista View Drive  
Sedro Woolley, WA 98284



5/31/2005 Page 1 of 2 1:27PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84757

FIRST AMERICAN TITLE CO.

84757-1

## Statutory Warranty Deed

Grantor(s): Anthony Maggio and April M. Maggio  
Grantee(s): Jacinto Mendoza and Rosalva Becerra  
Assessor's Tax Parcel Number(s): 3965-002-012-0009, P67780

THE GRANTOR Anthony Maggio and April M. Maggio, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacinto Mendoza and Rosalva Becerra the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, Block 2, "LAMM'S PANORAMA VIEW LOTS", according to the plat thereof recorded in Volume 7 of Plats, page 39, records of Skagit County, Washington.  
Subject To: Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: May, 25, 2005

Anthony Maggio  
Anthony Maggio

April M. Maggio  
April M. Maggio  
2740  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2005

STATE OF Washington )  
COUNTY OF Island ) SS:

Amount Paid \$ 3483.46  
Skagit Co. Treasurer  
By lp Deputy

I certify that I know or have satisfactory evidence that Anthony Maggio and April M. Maggio, the person(s) 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: 5/26/05

Hermine McNeill

NOTARY PUBLIC  
STATE OF WASHINGTON  
HERMINA E. McNEILL  
My Appointment Expires  
FEBRUARY 1, 2008

Notary Public in and for the State of Washington  
Residing at OAK HARPER  
My appointment expires: 2-1-08

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that April M. Maggio, the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-27-05

NOTARY PUBLIC  
STATE OF WASHINGTON  
B. ELIZABETH THOMPSON  
My Appointment Expires  
JUNE 19, 2007

B. Elizabeth Thompson  
Notary Public in and for the State of Washington  
Residing at Ferndale  
My appointment expires: 06/19/07

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."



200505310182  
Skagit County Auditor