

AFTER RECORDING MAIL TO:  
Michael Menor  
1504 40th Street  
Anacortes, WA 98221



200508100066  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85557

FIRST AMERICAN TITLE CO.  
A85557-1

## Statutory Warranty Deed


Grantor(s): George W. Lyons, III and Melody R. Lyons  
Grantee(s): Michael V. Menor  
Assessor's Tax Parcel Number(s): 3777-000-030-0009, P56943

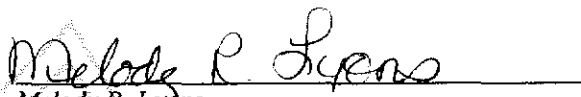
THE GRANTOR George W. Lyons, III and Melody R. Lyons, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael V. Menor, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth in Exhibit "A" attached hereto.

Dated: August 5, 2005

  
George W. Lyons, III

  
Melody R. Lyons

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 4313

AUG 10 2005

Amount Paid \$ 4453.22

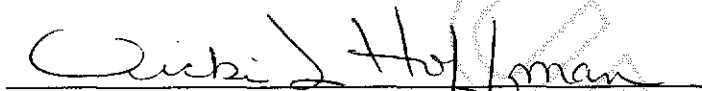
Skagit Co. Treasurer

By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George W. Lyons, III and Melody R. Lyons, 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: 8-8-05



Notary Public in and for the State of

Washington

Residing at Anacortes

My appointment expires:

10-8-05



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A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 2, 1954  
Recorded: September 17, 1954  
Auditor's No: 506619  
Executed By: Cornelius Meenan and Florence Meenan, husband and wife, and Modern Home Builders, Inc.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Broadview Addition to the City of Anacortes  
Recorded: September 16, 1954  
Auditor's No.: 506534, Volume 7 of Plats, page 22

Said matters include but are not limited to the following:

Right reserved in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading thereof.

Fifteen (15) foot utility easement – Affecting Lots 61, 62, 13 and 14

Seven and one-half (7.5) foot utility easement – Affecting Lots 4, 5 and 7 through 13

Ten (10) foot utility easement – Affecting Lots 54, 55, 39 and 40

Ten (10) foot drain easement – Affecting Lots 50 and 51



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