

AFTER RECORDING MAIL TO:

Leroy House, Trustee
1424 Eagle Ridge Drive
Mount Vernon, WA 98274



200510030234
Skagit County Auditor

10/3/2005 Page 1 of 2 3:53PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86127

Statutory Warranty Deed

Grantor(s): Elinor C. Lofald

FIRST AMERICAN TITLE CO.

Grantee(s): Leroy House Survivors Trust U/I/D September 3, 2002

B86127-1

Assessor's Tax Parcel Number(s): 3884-000-013-0034, P64498

THE GRANTOR Elinor C. Lofald, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to LeRoy House, Trustee of the Leroy House Survivors Trust U/I/D September 3, 2002, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, EXCEPT the North 32 feet thereof, and the North 64 feet of Lot 13, "CONN-LIND ADDITION", according to the plat thereof recorded in Volume 7 of Plats, page 25, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per Attachd Exhibit "A"

Dated: 09/23/05

Elinor C. Lofald
Elinor C. Lofald

5598
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

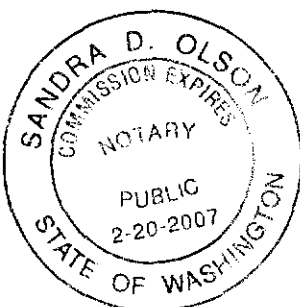
OCT 03 2005

Amount Paid \$ 500.00
By BR Skagit Co. Treasurer / Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elinor C. Lofald, 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: 9-28-05



Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 9-20-07

EXHIBIT "A"

EXCEPTIONS:

A. Restrictive covenants contained in deed from Frank E. Lind and Genevieve I. Lind, husband and wife, to Clayton Halgren and Avil Halgren, husband and wife, dated July 27, 1950 and recorded July 28, 1950 under Auditor's File No. 448873 as follows:

No old structures shall be moved onto or transferred to the premises. The use of said premises shall be restricted and limited to residential purposes and no commercial structure shall be erected thereon. Any residential structure erected or placed on said premises shall have not less than 900 square feet on the ground level, exclusive of garage or other outbuildings, and such structure shall be equipped with modern plumbing. No privy or outside toilet shall be permitted on the premises, and sewage disposal on the premises shall be such so as to meet all requirements of the County and State Health Departments. Any structure, residential, garages or other buildings used in connection with the residence, erected or placed so that no part thereof shall be closer than 30 feet to the nearest public road right of way line.

These restrictions shall be applicable to the whole of these premises and in the event of a division of the premises, then these restrictions shall be applicable to all of the portions thereof so divided.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

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|--------------------|----------------|
| Declaration Dated: | March 21, 1955 |
| Recorded: | April 5, 1955 |
| Auditor's No.: | 515686 |



200510030234

Skagit County Auditor