

AFTER RECORDING MAIL TO:

David Weaver
206 Kay Ave.
Burlington, WA 98233



200512230111
Skagit County Auditor

12/23/2005 Page 1 of 3 12:03PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01571-05

Statutory Warranty Deed

Land Title

Grantor(s): Eunice G. H. Weaver and Donald D. Weaver
Grantee(s): David S. Weaver and Elizabeth R. Weaver
Abbreviated Legal:
Tr. 38, Gilkey's add.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4085-000-038-0006 (P72581)

THE GRANTOR Eunice G.H. Weaver, as to a life estate; Donald D. Weaver, as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David S. Weaver and Elizabeth R. Weaver, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Tract 38, "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: Exhibit "A" hereto attached and made a part hereof.

Dated November 2, 2005

Donald D. Weaver
Donald D. Weaver

Eunice G.H. Weaver
Eunice G.H. Weaver, by Donald D. Weaver, Power Of Attorney

Marilyn G. Weaver

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

7101
DEC 23 2005

STATE OF Washington
County of Skagit } SS:

Amount Paid \$ 3968.70
By [Signature] Deputy

On this 2nd day of Nov. before me personally appeared Donald D. Weaver, to me known to be the individual described in and who executed the foregoing instrument for his/ her self and as Attorney in Fact for Eunice G.H. Weaver and acknowledged that he / she signed and sealed the same as their free and voluntary act and deed for his / her self and also as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.
Given under my hand and official seal the day and year last above written.

(Seal)

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005



EXCEPTIONS:

EXHIBIT "A"

- 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

- D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For:	Transmission line
In Favor Of:	Puget Sound Power & Light Co.
Disclosed:	Volume 155 of Deeds, page 160
Recorded:	June 27, 1930
Affects:	Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way



200512230111
Skagit County Auditor

12/23/2005 Page

2 of

3 12:03PM

STATE OF Wash.
COUNTY OF Skagit } ss

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

Dated: 1/12/05

Kell'a Mayo
Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: 6/19/09

