

AFTER RECORDING MAIL TO:  
Mr. Kevin L. McCarty  
1909 23rd Street  
Anacortes, WA 98221



200601130162  
Skagit County Auditor

1/13/2006 Page 1 of 2 1:40PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A87042

### Statutory Warranty Deed

Grantor(s): Cecil B. Stevenson and Beatrice E. Stevenson  
Grantee(s): Kevin L. McCarty  
Assessor's Tax Parcel Number(s): P57602, 3798-000-070-0005

FIRST AMERICAN TITLE CO.

A87042E-1

THE GRANTOR Cecil B. Stevenson and Beatrice E. Stevenson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin L. McCarty, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 70, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.

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

Dated: January 11, 2006

*Cecil B. Stevenson*  
Cecil B. Stevenson

*Beatrice E. Stevenson*  
Beatrice E. Stevenson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 205  
JAN 13 2006

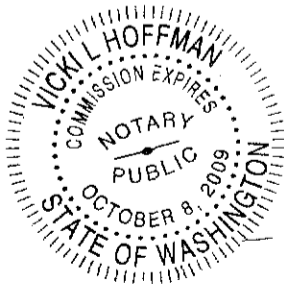
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 5112.00  
Skagit Co. Treasurer  
By *[Signature]*

I certify that I know or have satisfactory evidence that Cecil B. Stevenson and Beatrice E. Stevenson, 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: 1-12-06

*Vicki L. Hoffman*  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



**EXCEPTIONS:**

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

Plat/Subdivision Name: Island View Park  
Recorded: Volume 7, Page 38 of Plats

Said matters include but are not limited to the following:

1. Reservation in the Plat of the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys.

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: May 19, 1955  
Recorded: May 24, 1955  
Auditor's No.: 518307



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