

AFTER RECORDING MAIL TO:

Naomi Barker
2325 E. Fir Street
Mt. Vernon, WA 98273



200602220080
Skagit County Auditor

2/22/2006 Page 1 of 3 1:34PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B87248

Statutory Warranty Deed

Grantor(s): Juan C. Moreno and Maria A. Moreno
Grantee(s): Naomi Barker
Assessor's Tax Parcel Number(s): P78814, 4228-000-004-0004

FIRST AMERICAN TITLE CO.
B87248E-1

THE GRANTOR Juan C. Moreno and Maria A. Moreno, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Naomi Barker, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "COLLEGE GLEN", as per plat recorded in Volume 11 of Plats, page 14, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restriction and Easements of record, if any, and as set forth in Exhibit "A" attached hereto.

Dated: February 8, 2006

Juan C. Moreno

Maria A. Moreno

818
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 22 2006

STATE OF Washington }
COUNTY OF SKAGIT } SS:

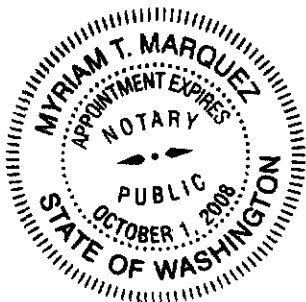
Amount Paid \$ 3253.50
By JP Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Juan C. Moreno the person 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: 2/10/06

Myriam Marquez


Notary Public in and for the State of Washington
Residing at Stanwood, WA
My appointment expires: 10/1/2008



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Maria A. Moreno
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 15, 2006


Sandee Olson
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 2/20/2007



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Exhibit "A"

EXCEPTIONS:

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 82667, Volume 83 of Deeds, page 432, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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

Plat/Subdivision Name: College Glen
Recorded: June 3, 1975
Auditor's No.: 818365

Said matters include but are not limited to the following:

1. Drainage easement - affects Northerly 15 feet of Lots 11 - 20
2. Utility and drainage easement - affects Southerly 15 feet of Lots 11 - 20

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

Dated: March 21, 1977
Recorded: March 25, 1977
Auditor's No: 853320
Affects: Lots 3, 4, 13 and 14



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