

When recorded return to:

Hansell Mitzel, LLC
1111 Cleveland Avenue, Suite 201
Mount Vernon, WA 98233

Recorded at the request of:
First American Title
File Number:



200606290111
Skagit County Auditor

6/29/2006 Page

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2 1:46PM

Statutory Warranty Deed

THE GRANTOR Joan LaLonde, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hansell/Mitzel LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tract 13, "LIND'S McLEAN TRACTS"

FIRST AMERICAN TITLE CO.

B88525E-1

Tax Parcel Number(s): 3946-000-013-0006, P67251

Tract 13, "LIND'S McLEAN TRACTS", as per plat recorded in Volume 6 of Plats, page 36, records of Skagit County, Washington.

Subject to covenats, conditions, restrictions and easements, if any, as per attached Exhibit "A" attached hereto and made a part hereof.

Dated 6/21/06

Joan LaLonde
Joan LaLonde

3267
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2006

Amount Paid \$ 3796.40
Skagit Co. Treasurer
By lp Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joan LaLonde, 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: 6-27-06

Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-07

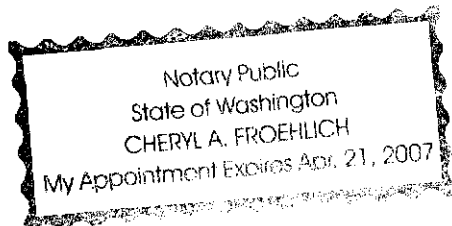


EXHIBIT "A"

EXCEPTIONS:

A. Restrictive covenants contained in various deeds of record 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 devised.



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