

When recorded return to:

Annette Rennie Stewart  
40272 Savage Road  
Concrete, WA 98237

Recorded at the request of:  
First American Title  
File Number: B91370



200704240007  
Skagit County Auditor

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## Statutory Warranty Deed

THE GRANTORS John C.W. Shoop and Joyce Shoop, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Annette Rennie Stewart, single, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Lot 9, "EVERETT'S FERTILE ACRES"

FIRST AMERICAN TITLE CO.

B91370E-1

Tax Parcel Number(s): P65216, 3910-000-009-0004

Lot 9, EXCEPT the South 100 feet thereof, "EVERETT'S FERTILE ACRES", as per plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

SUBJECT TO: Covenants, Condition, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

Dated

April 24, 2007

John C.W. Shoop

Joyce Shoop

1886  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

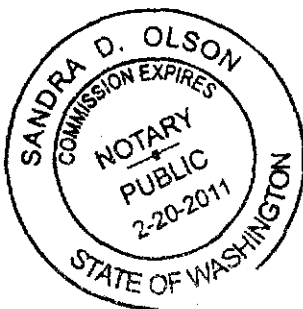
APR 24 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 1064.10  
Skagit Co. Treasurer  
By LP Deputy

I certify that I know or have satisfactory evidence that John C.W. Shoop and Joyce Shoop, 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:



Notary Public in and for the State of Washington  
Residing at 1000 1st St NW  
My appointment expires: 2-20-11

**Schedule "B-1"**

**EXCEPTIONS:**

A. 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: October 1, 1969 and September 1, 1971  
Recorded: November 10, 1969 and September 17, 1971  
Auditor's Nos.: 732789 and 758223

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Not disclosed on the record  
In Favor Of: River Lane Community Club  
Auditor's No.: 732789

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: A greenbelt easement  
In Favor Of: George J. Theodoratus, et ux, or assigns  
Recorded: December 4, 1974  
Auditor's No.: 810792  
Affects: Exact width and location not disclosed on the record, being described as "that portion of land North of the stream that, flows through the above described property giving the right to maintain grounds, restrict buildings and control the design of improvements."

D. Terms and provisions of the By-Laws of River Lane Community Club recorded September 5, 2001 under Auditor's File No. 200109050048.



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