



200707170076

Skagit County Auditor

7/17/2007 Page 1 of 2 1:48PM

When recorded return to:

Mr. and Mrs. Brian J. Woods
2109 Cascade Avenue
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: B91695

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B911695E-2

THE GRANTORS Leonard C. Wong, a married man, as his separate estate, Shirley Tang, a married woman, as her separate estate, who acquired title as Shirley Wong, a single woman, as her separate estate, * Johnny G. Wong, a married man, as his separate estate, Lester G. Wong, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian J. Woods and Jocelyn E. Woods, husband and wife the following described real estate, situated in the County of Skagit, State of Washington *also known as Jon Garfield Wong

Abbreviated Legal:

Lot 14, "CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION"

Tax Parcel Number(s): P53757, 3745-000-014-0008

Lot 14, "CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION", as per plat recorded in Volume 7 of Plats, page 73, records of Skagit County, Washington.

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

Dated 7-16-07

[Signature]
Leonard C. Wong

[Signature]
Johnny G. Wong

[Signature]
Shirley Tang

[Signature]
Lester G. Wong

3372
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

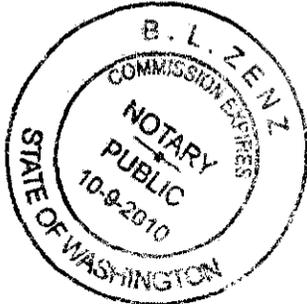
JUL 17 2007

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 3380.77
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Leonard C. Wong, Shirley Tang, ~~Johnny G. Wong~~ and Lester G. Wong, 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: 7-16-07



[Signature]
Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 7-10-07

Schedule "B-1"

EXCEPTIONS:

A. The right reserved to the public in the Plat of Mount Baker View Addition to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and easements.

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: June 25, 1956
Recorded: August 22, 1956
Auditor's No.: 540392 Vol. 280 of Deeds, page 390
Executed By: Modern Home Builders, Inc., a Washington corporation,
and Charles H. Streeter and Mary Streeter, husband and wife

C. Restrictions imposed by various deeds of record executed by Keith S. Johnson and Alison R. Johnson, as follows:

Not more than one family residence shall be built per lot, nor shall any lot be subdivided in such a manner as to make or help to make another building lot of less than 70 feet frontage. No building shall be placed nearer than 20 feet from any street. No residential building shall be placed or erected on this lot unless it be of new construction and of a size of not less than 750 square feet of floor area exclusive of garage and carport. No building shall be built for or used for other than residential or it's accessory uses thereto.

D. Restrictions contained in deeds to other tracts in said plat which may be notice of a general plan, as follows:

"No building shall be placed nearer than 25 feet from any street."



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