



200708240105  
Skagit County Auditor

8/24/2007 Page 1 of 2 11:38AM

When recorded return to:

Lynda L. Milner  
426 Thresher Avenue  
Sedro Woolley, WA 98284

Recorded at the request of:  
First American Title  
File Number: 92323

**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.

92323E-1

THE GRANTOR Shirley N. Johnsen, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lynda L. Milner, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Short Plat No. SW-02-97, being a Ptn. of Lot "A", "THRESHER'S FIRST ADDITION"

Tax Parcel Number(s): P113082, 4031-000-096-0000

Lot 1 of City of Sedro Woolley Short Plat No. SW-02-97, approved March 23, 1998, recorded March 23, 1998, in Volume 13, page 109 of Short Plats, under Auditor's File No. 9803230111, being a portion of Lot "A", "THRESHER'S FIRST ADDITION", as per plat recorded in Volume 7 of Plats, page 52, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated August 16, 2007

Shirley N. Johnsen  
Shirley N. Johnsen

4034  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 24 2007  
Amount Paid \$ 4098.11  
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Shirley N. Johnsen is the person who appeared before me, and said persons 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: 8-21-07

Kelly K. Hilsinger  
Kelly K. Hilsinger  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 08/10/2008

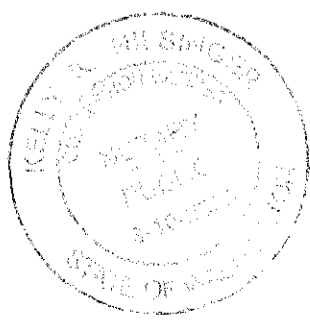


EXHIBIT "A"

**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: March 22, 1957  
Recorded: March 22, 1957  
Auditor's No.: 548995

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

Short Plat No.: SW-02-97  
Recorded: March 23, 1998  
Auditor's No.: 9803230111

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewer – Public Sewer (City of Sedro Woolley)
3. Water – Public Utility District No. 1
4. All present and future property owners shall be required to participate in any possible future lid created for the purpose of providing utilities and/or street improvements.
5. No fill material may be added or withdrawn from the site without a grading and drainage plan approved by the City of Sedro Woolley.
6. A total of \$430 in park impact fees has been paid on this Short Plat. Future developers may be responsible for additional impact fees if anything other than a single family residence is constructed.
7. Utility easement affecting the exterior 10 feet of all lots abutting streets, roads and/or avenues.



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