

When recorded return to:

Mr. Francisco J. Gomez, Mr. Francisco Magana
15215 Sunset Lane
Mount Vernon, WA 98273



200711130211
Skagit County Auditor

11/13/2007 Page 1 of 3 3:46PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01794-07

Grantor: Christopher J. Pollino
Grantee: Francisco J. Gomez and Francisco Magana

Tax Parcel Number(s): 3884-000-018-0104(P64503), 340324-0-037-0303(P22556)

A ptn of Lots 17 & 18, Conn-Lind Add., & A ptn of Tr. 1, SP #68-79 in 24-34-3 E W.M.

LAND TITLE OF SKAGIT COUNTY

1276835

Statutory Warranty Deed

THE GRANTOR Christopher J. Pollino, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Francisco Magana, a single person, and Francisco J. Gomez, a Married Person, each as their respective separate estates. the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

A ptn of Lots 17 & 18, Conn-Lind Add., & A ptn of Tr. 1, SP #68-79 in 24-34-3 E W.M.

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): 3884-000-018-0104(P64503), 340324-0-037-0303(P22556)

Dated November 8, 2007

Christopher J. Pollino

5250
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2007

Amount Paid \$ 5772.20
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher J. Pollino

is the person who appeared before me, and said person is acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 11/12/07

Shanna Gipe
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2010



EXHIBIT "A"

PARCEL "A":

The South 20 feet of Lot 18 and the North 80 feet of Lot 17,
"CONN-LIND ADDITION", as per plat recorded in Volume 7 of Plats, page 25, records of Skagit County,
Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 1, Short Plat No. 68-79, approved August 9, 1979 and recorded August 17, 1979 in
Volume 3 of Short Plats, page 166, under Skagit County Auditor's File No. 7908170009, also a portion of the
Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., said portion being
more particularly described as follows.

Beginning at the Southwest corner of said Tract 1;
thence North $0^{\circ}18'17''$ East 350.00 feet along the West line of
Tract 1;
thence South $89^{\circ}19'07''$ East 151.41 feet parallel with the South line of said Tract 1;
thence South $0^{\circ}18'17''$ West 350.00 feet to the South line of said Tract 1;
thence North $89^{\circ}19'07''$ West 151.41 feet along said South line of Tract 1 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 20
foot strip delineated over and across said Lots 1 and 3 on the face of said Short Plat, and the Southerly
extension thereof to the Northerly line and Easterly extension of the North line of the above described
property, the centerline of said 20 foot strip shall terminate at the Northeast corner of said above described
property.

Situate in the County of Skagit, State of Washington.



200711130211
Skagit County Auditor

EXHIBIT "B"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: March 21, 1955
Recorded: April 5, 1955
Auditor's No.: 515686

B. RESTRICTION CONTAINED IN DEED:

From: Claude G. Verrall and Myrtle H. Verrall
Dated: June 5, 1970
Recorded: June 29, 1971
Auditor's No.: 756054
As Follows:

"Grantees, in accepting this conveyance, agree not to build any structure within 18 feet of either the North or South line of the above described premises."

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Alvin A. and Phyllis Pearson, husband and wife
Recorded: October 3, 1984
Auditor's No.: 8410030056
As Follows:

The South 20 feet of Lot 18 will be combined or aggregated with contiguous property owned by the grantors as of the date of October 16, 1984. This boundary adjustment is not for the purpose of creating an additional building lot."

D. Provisions set forth on the face of said Short Plat No. 68-79, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Commercial and residential;
4. Sewage Disposal - Individual septic systems;
5. Water - P.U.D.

E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Celia C. Rivas, as her separate property
Recorded: November 10, 1986
Auditor's No.: 8611100026
As Follows:

"The above-described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."



200711130211
Skagit County Auditor