



200801140117

Skagit County Auditor

1/14/2008 Page 1 of 2 1:32PM

When recorded return to:

Mr. and Mrs. David B. Trowbridge
19007 Fargo Pass
San Antonio, TX 78258

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93550

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B93550E

THE GRANTOR Security Investors, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David B. Trowbridge and Michelle Trowbridge, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 53, "CAREFREE ACRES, SUBDIVISION NO. 1"

Tax Parcel Number(s): P63534, 3870-000-053-0007

Lot 53, "CAREFREE ACRES, SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions and easements as set forth in Schedule B-1 attached hereto and made a part hereof.

Dated 1/5/2008

Security Investors, Inc., a Washington Corporation

By: Lanney Wixson, President

127
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 14 2008

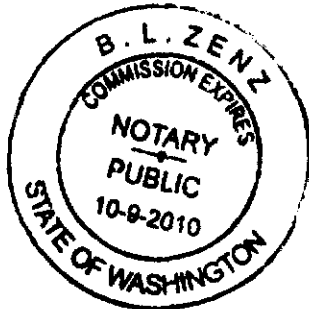
Amount Paid \$ 90.44
Skagit Co. Treasurer
By Deputy

STATE OF WA }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lanney Wixson is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the President of Security Investors, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-7-08

B. L. Zenz
Notary Public in and for the State of WA
Residing at Sedro Woolley, WA
My appointment expires: 10-9-10



Schedule "B-1"

EXCEPTIONS:

A. Construction and Maintenance Obligations as set forth on the face of said Plat:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the county road system, it is hereafter agreed by said lot owners that roads involved shall first be constructed to prevailing county standards and to the county engineers approval by said lot owners."

B. EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

In Favor Of: Not disclosed
For: Utilities
Affects: 5 foot strip along adjoining roadway
Dated: September 14, 1971
Recorded: September 28, 1971
Auditor's No.: 758542

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 5, 1992
Recorded: August 18, 1992
Auditor's No.: 9208180055
Executed By: Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Auditor's File No.: 8407250023
Document Title: Variance
Regarding: Substandard lots

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

Recorded: September 14, 1964
Auditor's No.: 655845
For: Utilities
Affects: South 5 feet



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