

When recorded return to:

Mr. Ryan A. Caplinger  
2220 E. Parkway Drive  
Mount Vernon, WA 98273



200904200156  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-02262-09

Grantor: Robert F. Holliman and Dolores A. Holliman  
Grantee: Ryan A. Caplinger

Tax Parcel Number(s): P53310  
3732-000-034-000A  
Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.  
96916-1

Lot 34, "JOHNSON'S ADDITION TO MOUNT VERNON"

### Statutory Warranty Deed

THE GRANTORS Robert F. Holliman and Dolores A. Holliman, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan A. Caplinger, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 34, "JOHNSON'S ADDITION TO MOUNT VERNON"

Lot 34, "JOHNSON'S ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN Volume 7 of Plats, page 27, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated April 16, 2009

Robert F. Holliman

Dolores A. Holliman

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert F. Holliman and Dolores A. Holliman are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/16/09

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
1086  
APR 20 2009

Amount Paid \$ 3832.00  
Skagit Co. Treasurer  
By MLM Deputy

**EXHIBIT "A"**

Restrictive covenants contained in the Plat of said subdivision substantially as follows:

"Not more than 1 single family residence shall be built per lot, nor shall any lot be subdivided in such manner as to make or help make another building lot less than 80 feet frontage. No dwelling or accessory building shall be placed nearer than 20 feet from any front property line or flanking street.

No residential building shall be placed or erected on any lot unless it be of new construction and of a size of not less than 850 square feet of floor area, excluding carport or garage. No building shall be built or used for other than residential or its accessory uses thereto."

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: July 6, 1956  
Recorded: August 28, 1956  
Auditor's No.: 540727



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