



201008260076
Skagit County Auditor

8/26/2010 Page

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When recorded return to:

Laurelynn Brooks
6764 Salmon Beach Road
Anacortes, WA 98221

Recorded at the request of:

File Number: A100147

Statutory Warranty Deed

9100147-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen Jackson, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Laurelynn Brooks, a single individual** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 27, "DEWEY BEACH ADDITION NO. 4"

Tax Parcel Number(s): P65089, 3904-000-027-0000

PARCEL "A":

Tract 27, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

PARCEL "B":

That portion of unimproved Lexington Avenue as shown on "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 - 116, records of Skagit County, Washington, lying contiguous to the Easterly line of Lot 27, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington, Westerly of the centerline of said Lexington Avenue and Southerly of the Northeasterly extension of the North line and Northerly of the Northeasterly extension of the South line of said Lot 27.


This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/24/2010


Karen Jackson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

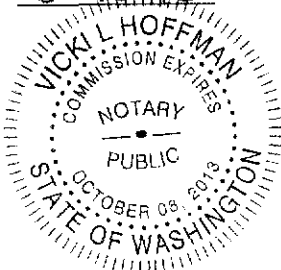
2601
AUG 26 2010

Amount Paid \$ 3849.80
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karen Jackson, 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: 8-25-10



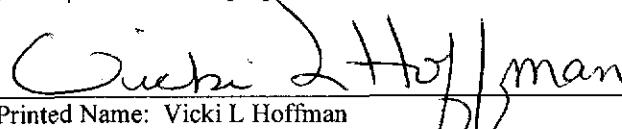

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

EXHIBIT A

EXCEPTIONS:

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

Recorded: October 20, 1964
Auditor's No.: 658755

By instrument filed June 14, 1956, as Auditor's File No. 684129, paragraph 1 of said restrictions were amended to read as follows:

"(1) Land Use and Building Type. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed one story and basement in height. In addition, there is permitted a garage or carport or combination thereof for not more than three (3) cars, providing the lot size and set-back restrictions herein permit.

Except as herein amended the covenants and restrictions as set forth in the document of November 20, 1964 shall remain in full force and effect."



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