

When recorded return to:  
Jerald S. Gard and Jennifer S. Gard

201103230059  
Skagit County Auditor  
3/23/2011 Page 1 of 2 1:41PM

Recorded at the request of:

File Number: 101105A

### Statutory Warranty Deed

101105-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jorge Palma and Raquel Palma, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerald S. Gard and Jennifer S. Gard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 35, "LITTLE MOUNTAIN ADDITION NO. 2"

Tax Parcel Number(s): P103007, 4601-000-035-0004

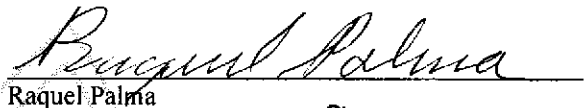
Lot 35, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records of Skagit County, Washington.

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 Mar. 21, 2011



Jorge Palma



Raquel Palma

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

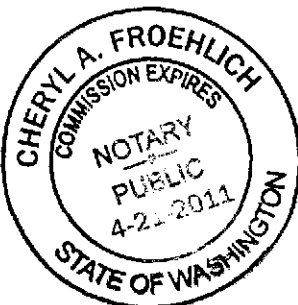
# 813  
MAR 23 2011

Amount Paid \$ 2408.00  
By Ham Skagit Co. Treasurer  
Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jorge Palma and Raquel Palma, 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: 3-21-11



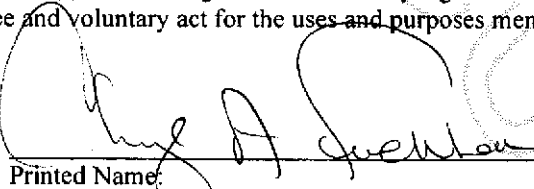
  
Printed Name \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-11

Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Recorded: December 8, 1989  
Auditor's No: 8912080068  
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project

Said Restriction is also shown on the face of the Plat.

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

Plat/Subdivision Name: Little Mountain Addition No. 2  
Recorded: May 5, 1993  
Auditor's No: 9305050045  
Purpose: Utilities  
Affects: Front 7 feet adjacent to all streets

**C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: City of Mount Vernon, a Municipal Corporation  
And: Alvin Rainbolt and Judy A. Rainbolt  
Dated: June 30, 1992  
Recorded: August 18, 1992  
Auditor's No: 9208180004  
Regarding: Formation of Local Improvement District

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

Recorded: September 21, 1993  
Auditor's No: 9309210090  
Executed by: Alvin Rainbolt and Judy A. Rainbolt

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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