



201412050061

Skagit County Auditor \$73.00  
12/5/2014 Page 1 of 2 3:51PM

When recorded return to:  
Tyson D Gamble and Rachel E Gamble  
810 Hoag Road  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108411

### Statutory Warranty Deed

108411-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS **Brandon Michael Hegy and Brittany J. Hegy**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Tyson D Gamble and Rachel E Gamble**, husband and wife the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 27, Johnson Addn. to Mount Vernon

Tax Parcel Number(s): **P53303, 3732-000-027-0008**

Lot 27, "JOHNSON'S ADDITION TO MOUNT VERNON", according to the plat thereof, recorded in Volume 7 of Plats, Page 27, 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 12-4-14

\_\_\_\_\_  
Brandon M. Hegy

\_\_\_\_\_  
Brittany J. Hegy  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144621  
DEC 05 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3945.92  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that **Brandon M. Hegy and Brittany J. Hegy**, 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: 12-4-14

\_\_\_\_\_  
Katie Hickok

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2015

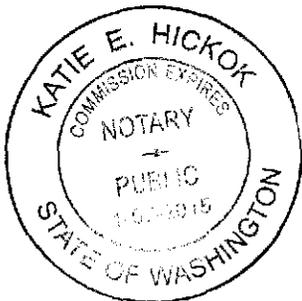


Exhibit A

**EXCEPTIONS:**

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."

B. 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

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



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