

AFTER RECORDING MAIL TO:  
Ms. Amy P. Schmerber, Mr. Geoffrey C. Georges  
2001 Highland Street  
Mount Vernon, WA 98273



200404160030  
Skagit County Auditor

4/16/2004 Page 1 of 2 8:48AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111608-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Kirk S. Loy  
Grantee(s): Amy P. Schmerber and Geoffrey C. Georges  
Abbreviated Legal: Lot 29, Mount Baker View Addn.  
Assessor's Tax Parcel Number(s): 3745-000-029-0001, P53772

THE GRANTOR KIRK S. LOY, an unmarried man for and in consideration of IRC Section 1031 Like-Kind Tax-Deferred Exchange in hand paid, conveys and warrants to AMY P. SCHMERBER and GEOFFREY C. GEORGES, both single individuals as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Lot 29, "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated April 9, 2004

Kirk S. Loy

#1802  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 16 2004

Amount Paid \$ 2376.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kirk S. Loy  
the person(s) who appeared before me, and said person(s) acknowledged that he  
signed this instrument and acknowledge it to be his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 4/15/04

Carrie Huffer

CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12-31-07

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

EXCEPTIONS:

- A. The right reserved to the public in the Plat of Mount Baker View Addition to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and easements.
- B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 25, 1956  
Recorded: August 22, 1956  
Auditor's No.: 540392, Volume 280 of Deeds, page 390  
Executed By: Modern Home Builders, Inc., a Washington corporation, and Charles H. Streeter and Mary Streeter, husband and wife

- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Drainage and utilities  
Affects: West 10 feet of the subject property

K.L.

4-15-04



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Skagit County Auditor