



200407230196  
Skagit County Auditor

7/23/2004 Page 1 of 2 3:56PM

AFTER RECORDING MAIL TO:  
Mr. Joe Richards

522 N 15th St  
Mount Vernon WA 98273

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81760

FIRST AMERICAN TITLE CO.  
B81760-E-1

### Statutory Warranty Deed

Grantor(s): Gail Beacham-Picken  
Grantee(s): Joe Richards  
Assessor's Tax Parcel Number(s): 3747-002-013-0003 P53889

THE GRANTOR Gail Beacham-Picken, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Joe Richards~~ as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

\*Joseph T. Richards, an unmarried man  
Lot 13, Block 2, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: July 10, 2004

Gail Beacham-Picken

3843

SKAGIT COUNTY AUDITOR  
REC'D OF REC'D 7/23/04

JUL 23 2004

2670.00

MAR

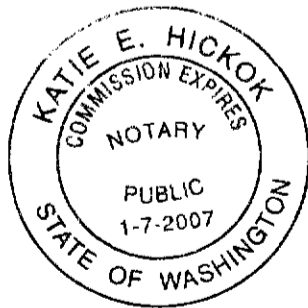
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gail Beacham-Picken, 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: 7-10-04

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Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-7-07



**SCHEDULE "B-1"**

**Exceptions:**

A. 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: February 18, 1947  
Recorded: February 20, 1947  
Auditor's No.: 401191 Volume 216 of Deeds, page 172

B. RESTRICTIVE COVENANTS CONTAINED IN DEEDS COVERING OTHER LOTS IN SAID ADDITION DEEMED TO BE PART OF A GENERAL PLAN FOR SAID SUBDIVISION AND ENFORCEABLE AS TO ALL LOTS AND AGAINST ALL SUBSEQUENT OWNERS OF LOTS THEREIN, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 1948  
Auditor's No.: 417681  
As Follows:

"No temporary building or outbuilding to be used for business or commercial purposes shall ever be erected or caused to be erected on said property;; no dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established."

