

AFTER RECORDING MAIL TO:
Jeremy Ellis
12177 Country Lane
Burlington, WA 98233



200408060164
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01325-04

Statutory Warranty Deed LAND TITLE OF SKAGIT COUNTY

112732-S

Grantor(s): Patricia K. Smith
Grantee(s): Jeremy J. Ellis
Abbreviated Legal:
Ptn of Tr. 12, Country Lane Add.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3890-000-012-0102 (P64607)

THE GRANTOR Patricia K. Smith, as Personal Representative of the Estate of E. Luceille Noble, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeremy J. Ellis, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

The South 80 feet of Tract 12, "Country Lane Addition", as per plat recorded in Volume 7 of Plats, page 37, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated August 4, 2004

Patricia K. Smith
Patricia K. Smith

4145
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2004

Amount Paid \$ 2848.00
By [Signature] Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia K. Smith

~~is~~ are the person(s) 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.

Dated: 8/5/04

Kelli A Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005



EXHIBIT "A"

EXCEPTIONS:

A. Restrictions contained in instrument recorded April 23, 1962, under Auditor's File No. 620613:

"All lots in this Plat are restricted to residential usage and subject to the following restrictions, to-wit:

All dwellings shall be of modern new construction from the date of this Plat consisting of not less than 1,000 square feet of habitable floor area on the first floor, exclusive of garage. All dwellings shall be completed and painted outside within twelve months from the date of starting construction.

All dwellings shall be constructed 25 feet or more from the street line of Elm Street with a 25 foot minimum back yard and with side yards equal to or greater than 10 percent of the lot frontage, except for corner lots which shall have a 15 foot minimum set back from the side streets."



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