



200504010108
Skagit County Auditor

4/1/2005 Page 1 of 2 11:35AM

Return Address
MARIA E. QUIROZ IBARRA
803 N. 16TH STREET
MOUNT VERNON, WA 98273

Statutory Warranty Deed

ESCROW NO. 05-555762
Assessor's Tax Parcel Number(s):
3747-001-004-0014

CHICAGO TITLE CO.

1034307 ✓

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC.

THE GRANTOR BILLIE L. HUTCHESON, an unmarried person for and in
consideration of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to MARIA E. QUIROZ IBARRA, a single
woman

the following described real estate, situated in the County of SKAGIT,
State of Washington:

LOT 4, BLOCK 1, MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 47,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE
INCORPORATED HEREIN.

ABBREVIATED LEGAL DESCRIPTION: LOT 4, BLOCK 1, MOUNT VERNON HEIGHTS
ADDITION

DATED : March 22, 2005

BILLIE L. HUTCHESON

#1535
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 01 2005

Amount Paid \$ 2530.00
By Deputy

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

On this day personally appeared before me BILLIE L. HUTCHESON to me known
to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that he/~~she~~/~~they~~ signed the same as
his/~~her~~/~~their~~ free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand official seal this 28 day of MAR 2005.

NOTARY PUBLIC
STATE OF WASHINGTON
BARRIE O. WALL
My Appointment Expires
JUNE 1, 2008

Notary Public in and for the State of
Washington residing at Wash State

EXHIBIT "A"

Liability to future assessments, if any, levied by the City of Mount Vernon.

Exceptions and reservations as contained in instrument;

Recorded: September 21, 1900
Auditor's No.: Volume 41 of Deeds, page 285, records of Skagit County,
Washington
Executed By: W.M. Lindsey
As Follows: Coal and all minerals are reserved

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 20, 1947
Auditor's No(s): 401191, records of Skagit County, Washington
Executed By: Ann S. Axelson, et al

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 1, 1948
Auditor's No(s): 417681, records of Skagit County, Washington
As Follows: No temporary building or out-building nor building 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



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