



200604250118
Skagit County Auditor

4/25/2006 Page 1 of 2 1:49PM

When recorded return to:

Fredrick G. Moore, Jr,
P. O Box 1819
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number:

Statutory Warranty Deed

THE GRANTORS Mark E. Wyman and Suzanne V. Wyman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fredrick G. Moore, Jr., an unmarried man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B87741E-1

Abbreviated Legal:

Lot 27, "AVON ACRES FIRST ADDITION, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P61925, 3860-000-027-0002

Lot 27, "AVON ACRES FIRST ADDITION, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 93, records of Skagit County, Washington.

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

Dated April 20, 2006

Mark E. Wyman
Mark E. Wyman

#1939

Suzanne V. Wyman
Suzanne V. Wyman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2006

Amount Paid \$ 4099.00
Skagit Co. Treasurer
By OR Deputy

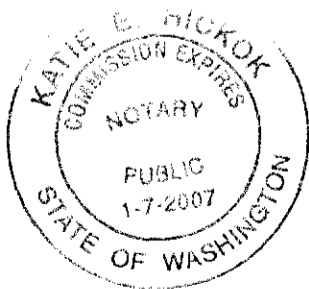
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark E. Wyman and Suzanne V. Wyman, 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: 4-20-06

Katie E. Hickok

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



Order No: B87741

Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

From: John T. Gasparac, a single man
Recorded: May 13, 1965
Auditor's No.: 666108
As follows:

The property is restricted to residential use only with the exception that a one story building may be erected and used for commercial purposes on the rear (North) 45 feet of said lot provided that said building be of not more than 600 square feet of floor area and that if built, purchaser agrees to build it to a style that would conform to the general appearance of a private garage that would normally be appurtenant to a residence..



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4/25/2006 Page 2 of 2 1:49PM