



200710050087  
Skagit County Auditor

10/5/2007 Page 1 of 2 1:27PM

When recorded return to:

Mr. and Mrs. Jose R. Cisneros  
1436 Woodland Drive  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: B92816

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Juanita R. Dickerson, an unmarried woman, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jose R. Cisneros and Lorena G. Cisneros, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 47, "FOREST ESTATES"

Tax Parcel Number(s): **P65463, 3914-000-047-0004**

Lot 47, "FOREST ESTATES", as per plat recorded in Volume 8 of Plats, pages 53 and 54, records of Skagit County, Washington.

SUBJECT TO: covenants, conditions, restrictions and easements as per attached Schedule B-1, made a part hereof.

Dated 9-26-07

Juanita R. Dickerson  
Juanita R. Dickerson

4736  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

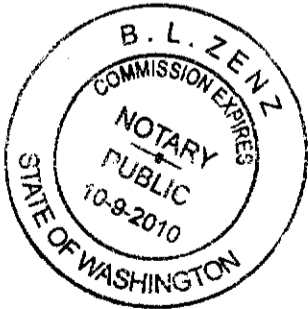
OCT 05 2007

Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
By lp Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Juanita R. Dickerson, 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: 9-26-07



B. L. Zenz  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-9-10

Schedule "B-1"

**EXCEPTIONS:**

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

Dated: July 3, 1963  
Recorded: August 5, 1963  
Auditor's No.: 639291  
Executed By: Keith S. Johnson, et ux, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 28, 1969  
Recorded: March 10, 1969  
Auditor's No.: 724056  
Executed By: Myron Thomas, et ux, et al

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Forest Estates  
Recorded: August 5, 1963  
Vol/Page.: Volume 8, Pages 53 and 54

Said matters include but are not limited to the following:

1. "...and do hereby dedicate to the use of the public forever, all public way shown thereon as public highways; Also the right to drain all roads over and across any lots where the water might take a natural course after the roads are graded."



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