



200905290085
Skagit County Auditor

5/29/2009 Page 1 of 2 11:47AM

When recorded return to:

Aaron Hendrickson
601 N. 21st Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97274

Statutory Warranty Deed GUARDIAN NORTHWEST TITLE CO.
97274-1

THE GRANTOR Walter D. Hudson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Aaron Hendrickson the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 64, "PLAT OF MOUNT BAKER VIEW ADDITION"

Tax Parcel Number(s): P53809, P3745-000-064-0007

Lot 64, "PLAT OF MOUNT BAKER VIEW ADDITION", as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

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

Dated 5-18-09


Walter D. Hudson

1521
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

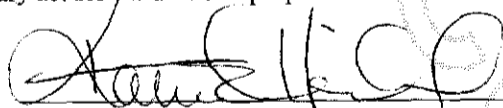
MAY 29 2009

Amount Paid \$ 3209.00
Skagit Co. Treasurer
By ma/n Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Walter D. Hudson, 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: 5-20-09



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011

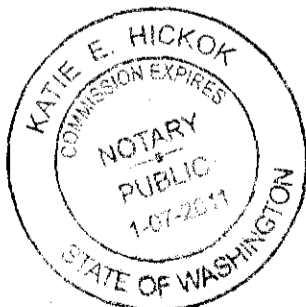


Exhibit A

Schedule "B-1"

EXCEPTIONS:

A. The right reserved to the public in the Plat of Mount Baker View Addition to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and easements.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 25, 1956
Recorded: August 22, 1956
Auditor's No.: 540392 Vol. 280 of Deeds, page 390
Executed By: Modern Home Builders, Inc., a Washington corporation,
and Charles H. Streeter and Mary Streeter, husband and wife

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Mount Vernon, a municipal corporation
Dated: October 25, 1956
Recorded: October 25, 1956
Auditor's No.: 543343
Purpose: Constructing, maintaining and replacing storm sewer line
Area Affected: The West 3 feet of Lots 58 to 64 and the East 7 feet of
Lots 65 to 71



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