

When recorded return to:
Andrew Eastwood and Heather Eastwood
739 N. 21st Street
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
6/19/2017 Page 1 of 2 1:57PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113890

Statutory Warranty Deed

113890
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David Eastwood who also appears of record as David George Eastwood, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew Eastwood and Heather Eastwood, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 7, Corrected Plat of Mount Baker View Add'n.

Tax Parcel Number(s): P53749, 3745-000-007-0007

Lot 7, "CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION" as per plat recorded in Volume 7 of Plats at Page 73, in the records of SKAGIT County, State of Washington.

Situate in County of SKAGIT, State of Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6-13-17

David Eastwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 2686
JUN 19 2017

Amount Paid \$ 3992.20
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Eastwood, 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: 6-13-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

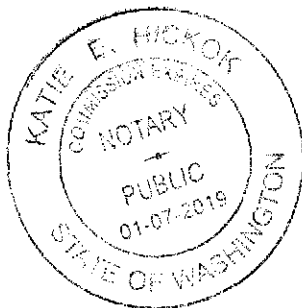


Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Mount Baker View Addition
Recorded: August 22, 1956
Auditor's No.: 540391

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Corrected Plat of a Portion of Mount Baker View Addition
Recorded: January 30, 1957
Auditor's No.: 547021

C. 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

D. Restrictions imposed by various deeds of record executed by Keith S. Johnson and Alison R. Johnson, as follows:

Not more than one family residence shall be built per lot, nor shall any lot be subdivided in such a manner as to make or help to make another building lot of less than 70 feet frontage. No building shall be placed nearer than 20 feet from any street. No residential building shall be placed or erected on this lot unless it be of new construction and of a size of not less than 750 square feet of floor area exclusive of garage and carport. No building shall be built for or used for other than residential or it's accessory uses thereto.

E. Restrictions contained in deeds to other tracts in said plat which may be notice of a general plan, as follows:

"No building shall be placed nearer than 25 feet from any street."