

AFTER RECORDING MAIL TO:
Mr. and Mrs. Steve J. Erickson
620 N. 21st Street
Mount Vernon, WA 98273



200407070063

Skagit County Auditor

7/7/2004 Page

1 of

2 11:47AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112550-PE

Statutory Warranty Deed

Grantor(s): Sidney W. Lindquist
Grantee(s): ~~Steve J. Erickson~~ ^{STEVEN} and Deborah A. Erickson
Abbreviated Legal: Lot 12, Mt. Baker View Add.
Assessor's Tax Parcel Number(s): 3745-000-012-0018, P53755

THE GRANTOR SIDNEY W. LINDQUIST, a single person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~STEVE J. ERICKSON~~ ^{STEVEN} and DEBORAH A. ERICKSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

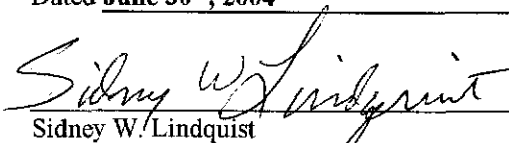
*STEVEN

Lot 12, "CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, page 73, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraph A and B, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 112550-PE attached hereto and made part hereof

Dated June 30th, 2004


Sidney W. Lindquist

3469
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

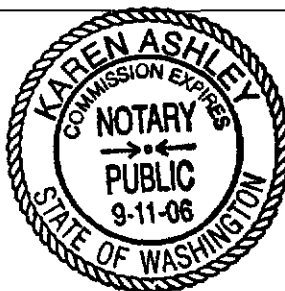
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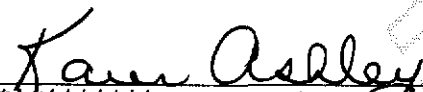
Amount Paid \$ 2491.92
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sidney W. Lindquist is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be His free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/1/04




~~Shelley N. Ashley~~ Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 7/09/2007 9/11/06

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, AS HERETO ATTACHED.

Declaration Dated:

June 25, 1956

Recorded:

August 22, 1956

Auditor's No.:

540392, Volume 280 of Deeds, page 390

Executed By:

Modern Home Builders, Inc., a Washington corporation, and
Charles H. Streeter and Mary Streeter, husband and wife



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Skagit County Auditor