



Filed for Record at Request of
TICOR TITLE INSURANCE
 AFTER RECORDING MAIL TO:

MR. & MRS. LLOYD BROWN
 844 CROSSAN ROAD
 NEWARK, DE 19711

H-77412/WRG

THIS SPACE RESERVED FOR RECORDER'S USE:

JERRY MCINTURE
 SKAGIT COUNTY AUDITOR

'88 AUG -1 P3:58

REQUEST OF _____

8808010085

REVENUE STAMPS

2929
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

AUG 1 1988
 Amount Paid \$ 1,675.00
 Ruth Wylie, Co. Treas.
 By _____ Deputy

FORM L-58 (3-84)

Statutory Warranty Deed

THE GRANTOR S JON P. SIMPSON AND JILL L. SIMPSON, HIS ONLY WIFE SINCE JULY 8, 1976

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to LLOYD BROWN AND WENDY BROWN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON the following described real estate, situated in the County of SKAGIT, State of Washington:

TRACT 1 OF SHORT PLAT NO. 22-80, APPROVED MAY 2, 1980 AND RECORDED MAY 2, 1980 UNDER AUDITOR'S FILE NO. 8005020017, IN VOLUME 4 OF SHORT PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. TOGETHER WITH ACCESS AND UTILITY EASEMENTS AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 22-80. ALSO TOGETHER WITH EASEMENT AND JOINT USE AGREEMENT GRANTING CERTAIN WATER RIGHTS RECORDED UNDER AUDITOR'S FILE NO. 8504010038.

SEE ATTACHED "EXHIBIT B" FOR EXCEPTIONS

THE UNDERSIGNED GRANTEEES ACKNOWLEDGE THAT SAID CONVEYANCE IN JOINT TENANCY WAS MADE WITH CONSENT AND APPROVAL OF THE UNDERSIGNED; AND THAT IT WAS AT THE DIRECTION OF THE UNDERSIGNED DECLARED TO BE A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP AND THAT TITLE IS NOT ACQUIRED BY THEM AS AN INTEREST IN COMMON AND IS NOT ACQUIRED AS COMMUNITY PROPERTY.

Dated this 21ST day of JULY, 1988

By *[Signature]*
 JON P. SIMPSON

By *[Signature]*
 JILL L. SIMPSON

STATE OF WASHINGTON }
 COUNTY OF SKAGIT }

On this day personally appeared before me JON P. SIMPSON & JILL L. SIMPSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of JULY 19 88
[Signature]
 Notary Public in and for the State of Washington,
 residing at ALLUM VERNAN
 My appointment expires on 12-19-89

LPS No. 10

By *[Signature]*
 LLOYD BROWN

By *[Signature]*
 WENDY BROWN

STATE OF WASHINGTON }
 COUNTY OF _____ }

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____ My appointment expires on _____

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STATE OF WASHINGTON

County of SKAGIT

ss.

On this 1ST day of AUGUST A. D. 1988, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn personally appeared WENDY BROWN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that She signed and sealed the said instrument as HER free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

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William H. Handstad
Notary Public in and for the State of Washington,
residing at MOUNT VERNON
My appointment expires on 12-10-89

8808010085 acknowledgment by Individual. TICOR TITLE INSURANCE COMPANY OF CALIFORNIA Form L 28)

STATE OF DE
County of NEW CASTLE } ss.

On this 26th day of JULY A. D. 19 88, before me, the undersigned, a Notary Public in and for the State of DE, duly commissioned and sworn personally appeared LLOYD BROWN AND ~~WENDY BROWN~~

to me known to be the individual S described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as THEIR free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Sandra J. Berchert
Notary Public in and for the State of DE
residing at New Castle County

8808010085

(Acknowledgment by Individual. Pioneer National Title Insurance Company. Form L 28)

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TICOR TITLE INSURANCE

NO: H-77412 CONTINUED

EXHIBIT B

1. RESERVATIONS CONTAINED IN DEED
EXECUTED BY : W. M. LINDSEY AND EMMA S. LINDSEY, HIS WIFE
RECORDED : OCTOBER 15, 1898
AUDITOR'S NO. : VOLUME 36 OF DEEDS, PAGE 110
AS FOLLOWS : ALL COAL AND OTHER MINERALS ARE RESERVED
AND EXCEPTED FROM THIS CONVEYANCE.

2. EASEMENT PROVISIONS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 22-80, AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, CONTINENTAL TELEPHONE COMPANY AND NATIONWIDE CABLEVISION AND THE RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADS LOCATED IN THIS PLAT AND THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND T.V. CABLE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

3. NOTES DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 22-80, AS FOLLOWS:

1. ZONING - RESIDENTIAL
2. SEWER - INDIVIDUAL SEPTIC TANKS
3. WATER - WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT. THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO THE AVAILABILITY OF SAID WATER.

4. EASEMENT FOR ACCESS OVER THE SOUTHERLY PORTION OF SAID PREMISES, AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 22-80.

5. ANY QUESTION THAT MAY ARISE DUE TO THE LOCATION OF EXISTING FENCE LINES DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 22-80.

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, AS HERETO ATTACHED.
RECORDED : APRIL 24, 1985
AUDITOR'S NO. : 8504240050

END OF EXHIBIT B

8808010085

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