

KATHY HILL
SKAGIT COUNTY CLERK

9
9905120072

99 MAY 12 P3:25

Return Address
DARREN MICHAEL BRONCO and JEANINE BLACK-BRONCO
5012 DUNDEE DRIVE
ANACORTES, WA 98221

RECORDED _____ FILED _____
REQUEST OF _____

Statutory Warranty Deed

ESCROW NO. 02-58513
FILED FOR RECORD AT REQUEST OF
FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE CO.

A58513E-1

Grantor/borrower: LANDEX ASSOCIATES, INC. and TED TREPANIER
Grantee/assignee/beneficiary: DARREN MICHAEL BRONCO and JEANINE BLACK-BRONCO
Abbreviated Legal:

Additional legal(s) on page: _____
Assessor's Tax Parcel Number(s):
340209-0-035-0100 R106851 340909-1-004-0200 R110996

THE GRANTOR LANDEX ASSOCIATES, INC. TED TREPANIER

for and in consideration of: TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to DARREN MICHAEL BRONCO and JEANINE BLACK-BRONCO, husband and wife

the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 7, "PLAT OF ESTATES AT SUMMIT PARK DIVISION III", as per plat recorded in Volume 17 of Plats, pages 22, 23, 24 and 25, inclusive, records of Skagit County, Washington.

THE GRANTORS HEREIN RESERVE FOR THE BENEFIT OF THE ESTATES AT SUMMIT PARK HOMEOWNERS ASSOCIATION AND THE LOT OWNERS OF THE ESTATES AT SUMMIT PARK DIVISIONS I, II, AND III TWO 20 FOOT WIDE NON-EXCLUSIVE EASEMENTS FOR OPEN SPACE AND WALKING PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PORTIONS OF SAID LOT 7:

1) THE NORTH 20 FEET OF THAT WESTERLY PORTION OF SAID LOT 7 LYING WITHIN THE "EAGLE NEST SITE...", DELINEATED ON THE PLAT.

2) A 20 FOOT WIDE PORTION OF SAID LOT 7 LYING ADJACENT TO AND EASTERLY, SOUTHEASTERLY, SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 7 AND THE NORTHEASTERLY CORNER OF THE "EAGLE NEST SITE...", DELINEATED ON THE PLAT; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF SAID "EAGLE NEST SITE..." TO ITS FIRST INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 7; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO ITS INTERSECTION WITH TURNER'S BAY PLACE, THE TERMINUS OF THIS LINE.

SUBJECT TO PARAGRAPHS A THRU X OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY'S PRELIMINARY COMMITMENT NO. A58513.

DATED : 04/29/1999

LANDEX ASSOCIATES, INC.

By Kenneth Wolcoski as PRESIDENT

#29291
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 12 1999

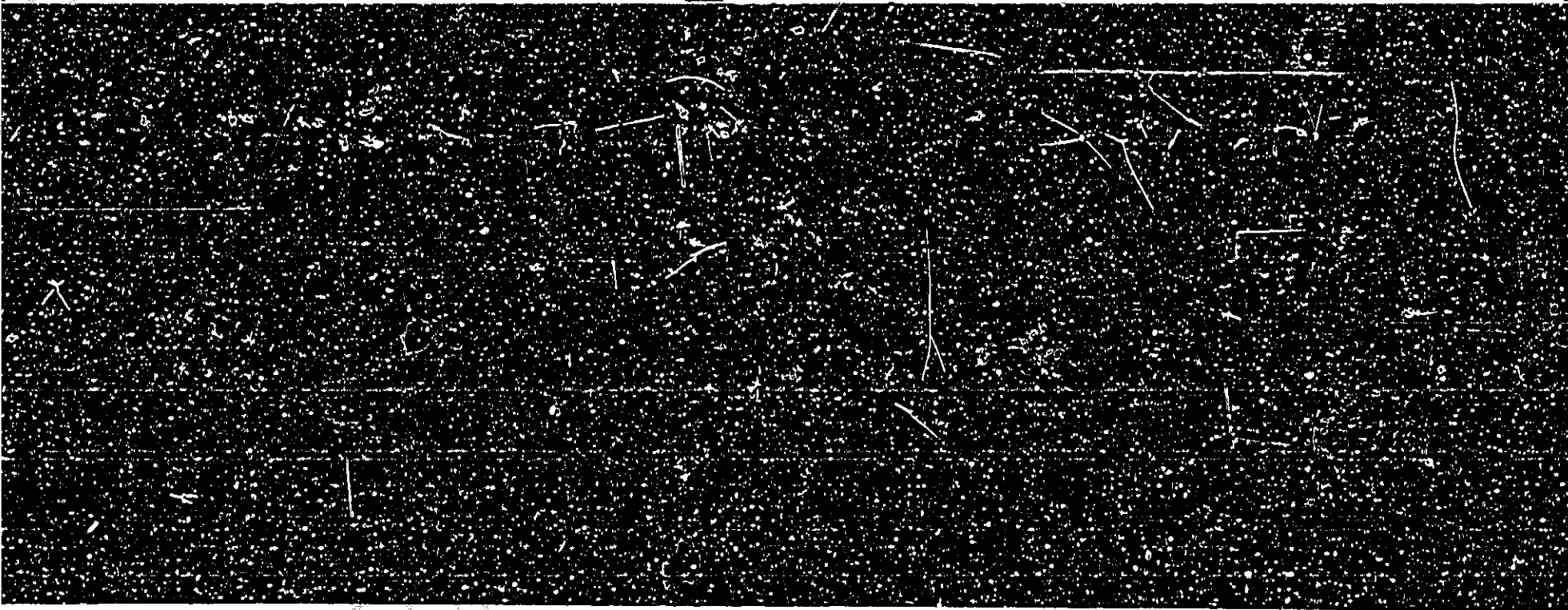
Amount Paid \$ 5,737.50
By [Signature] Skagit Co. Treasurer
Deputy

TED TREPANIER

By Ted Trepanier

9905120072

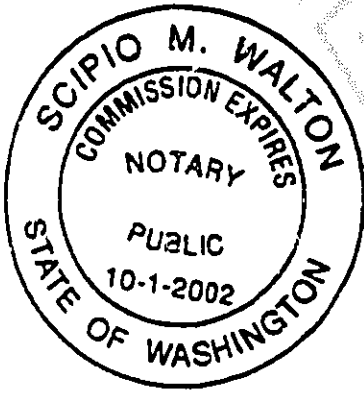
BK1989PG0007



STATE OF WASHINGTON. } ss. ACKNOWLEDGMENT - Individual
County of _____

On this day personally appeared before me Tao Trepnier to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5TH day of MAY, 1999.



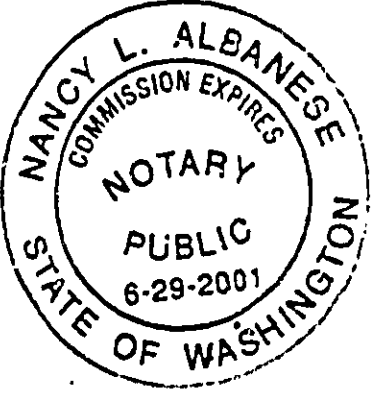
Scipio M. Walton
Notary Public in and for the State of Washington,
residing at _____

My appointment expires 10-1-2002

STATE OF WASHINGTON. } ss. ACKNOWLEDGMENT - Corporate
County of _____

On this 5TH day of MAY, 1999, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared Kenneth Wolcoski
_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of Lanox Associates Inc
_____ 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 he is
authorized to execute the said instrument, and that the seal affixed (if any) is the corporate seal of said corporation.

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



Nancy L. Albanese
Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page 2 of 2 and is attached to SWD dated 4/29/99
9905120072

BK1989PG0008