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AFTER RECORDING MAIL TO:

Michael A. O'Brien
3806 Copper Pond
Anacortes, WA 98221



199907280101
Kathy Hill, Skagit County Auditor
7/28/1999 Page 1 of 3 2:05:18PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-90413-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Richard Bihon, John Mavar
Grantee(s): Michael A. O'Brien, Annette L. O'Brien
Abbreviated Legal: Lot 31, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT"
Additional legal(s) on page: n/a
Assessor's Tax Parcel Number(s): P108200 - 4661-000-031-0000

THE GRANTOR RICHARD BIHON, as his separate estate and JOHN MAVAR, as his separate estate, doing business as Golden B Builders for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL A. O'BRIEN and ANNETTE L. O'BRIEN, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 31, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 26th day of July, 1999

By

Richard Bihon
Richard Bihon

By

30624
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
JUL 28 1999

By

John Mavar by Hag Mavar
John Mavar his attorney in fact

By

Amount Paid \$ 3186.20
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Bihon

is the person who appeared before me, and said person 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: July 27, 1999



Lisa J. Richards
Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000

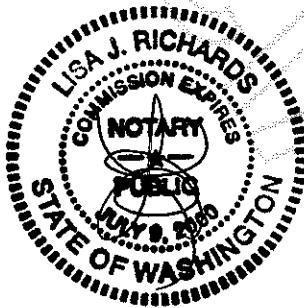
ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed

STATE OF Washington }
County of Skagit } SS:

On this 27 day of July, 1999 before me personally appeared Tracy C.
Mavar, who executed the within instrument as Attorney in Fact
for John Mavar
and acknowledged to me that she signed and sealed the same as her free and voluntary act and
deed as attorney in fact for John Mavar
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney
authorizing the execution of this instrument has not been revoked and that the said John Mavar
is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000



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Exhibit A

SUBJECT TO: Easement for transmission line recorded August 17, 1962, under Auditor's File No. 625248; Easement for transmission line recorded August 17, 1962, under Auditor's File No. 625249; Right of the public to make necessary slopes for cuts and fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat; Conditions shown on face of Plat; Utilities Easement shown on face of Plat; Declaration and covenants, conditions, restrictions, easements and reservations for Copper Pond, recorded September 11, 1995, under Auditor's File No. 9509110141; Amendments thereto recorded March 20, 1997 and December 17, 1997, under Auditor's File Nos. 9703200089 and 9712170015; Easement for drainage shown on Plat.

