

AFTER RECORDING MAIL TO:
James F. Huff
P.O. Box 633
Sedro-Woolley, WA 98284



199908030076
Kathy Hill, Skagit County Auditor
8/3/1999 Page 1 of 2 1:19:37PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-90532-E

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

Grantor(s): Judy Bendtsen
Grantee(s): James F. Huff, Sheila M. Huff
Abbreviated Legal: Lot 3, JANICKI COVE NO. 1
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4185-000-003-0006/P77716

THE GRANTOR Judy Bendtsen, as her separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to James F. Huff and Sheila M. Huff, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, "PLAT OF JANICKI COVE DIV. NO. 1", as per plat recorded in Volume 10
of Plats, pages 1, 2 and 3, records of Skagit County, Washington.
Situates in the County of Skagit, State of Washington.

See Attached Exhibit A
Dated this 3rd day of August, 1999
By Judy Bendtsen
Judy Bendtsen

36767
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

By AUG 03 1999

By _____

Amount Paid \$ 306.00
Skagit County Treasurer
By _____
Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Judy Bendtsen
_____ is the person who appeared before me, and said
person acknowledged that she signed this instrument and acknowledged it to be she free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 3, 1999

Nancy Lea Cleave
Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

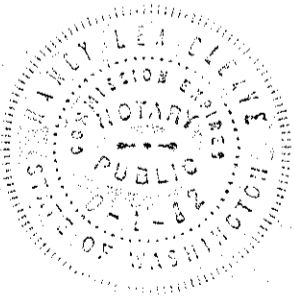


Exhibit A

SUBJECT TO Easement recorded December 2, 1971 under Auditor's No. 761394; Declaration recorded June 22, 1971 under Auditor's No. 754357 and amended under Auditor's File Nos. 8301210004, 8911170078 and 9206180005; Declaration recorded under Auditor's File No. 8211080032; Right of the public to make necessary slopes for cuts or fills; Utility easement delineated on face of said plat; Stipulations shown on the face of the Plat; Covenants, conditions and restrictions contained in said plat; Easement recorded under Auditor's Nos. Volumes 102, 106 and 110 of Deeds, pages 560, 292 and 408; Easement recorded December 16, 1964 under Auditor's No. 659838; Easement recorded September 14, 1970 under Auditor's No. 743413; Any adverse claim by reason of any change in location of boundary of said premises.

Seller agrees to pay up to \$1,500.00 towards the repair of the Bridge at the entrance to Janicki Cove. The bridge repair costs are to be prorated between approximately 42 different property owners.

Lot 3 is to be granted an easement over existing driveway which is located on Lot 2 of Janicki Cove and is also owned by Judy Bendtsen. Owners of Lot 2 and Lot 3 will share in the maintenance and upkeep of the shared driveway. Neither the owner of Lot 2 or Lot 3 shall park any vehicles in the driveway so as to block ingress and egress of the other lots.

Buyer understands that Lot 2 and Lot 3 share one existing water meter. This water meter is located on Lot 3. It is hereby agreed that both lots will share the existing meter. When Lot 2 is rented or a recreational vehicle is parked or stored on the Lot then the owner of Lot 2 will pay 1/2 of the water costs.

