

199908250264

Kathy Hill, Skagit County Auditor
8/25/1999 Page 1 of 2 3:43:06PM

AFTER RECORDING MAIL TO:

Name CURTIS E. WILSON, DOROTHEA F. WILSON
Address 15731 YOKEKO DRIVE
City, State, Zip ANACORTES, WA 98221
B60108

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

B60108E

Statutory Warranty Deed

ORIGINAL

THE GRANTOR GEORGE J. THEODORATUS and LOIS M. THEODORATUS, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to CURTIS E. WILSON and DOROTHEA F. WILSON, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

** AND AS PART OF A 1031 TAX DEFERRED EXCHANGE

See Exhibit A attached hereto and made a part hereof.

LEGAL: Lot 12, "Skagit Sunset Div. #1"

31144
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 25 1999

Amount Paid \$ 1,285.20
Skagit Co. Treasurer
By *100* Deputy

Assessor's Property Tax Parcel Account Number(s): 4653-000-012-0000, R108086

Dated this 25th day of August, 1999.

George J. Theodoratus

GEORGE J. THEODORATUS

Lois M. Theodoratus

LOIS M. THEODORATUS

STATE OF WASHINGTON }
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that GEORGE J. THEODORATUS and LOIS M. THEODORATUS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: August 9, 2001

Exhibit A

Tract 12, of "PLAT OF SKAGIT SUNSET DIVISION NO. I", as per plat recorded in Volume 16 of Plats, pages 49 and 50, records of Skagit County, Washington.

Subject to:

Paragraphs A through H inclusive, Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 60108.

2nd half 1999 Taxes.

Also Subject to: Grantor herein reserves a non-exclusive easement over the lower lot area between the top of the bank and the Skagit River side channel.

Said easements are to be used for transportation of lawn mowers and other equipment that may be used for maintenance, and or other construction on the lower lot area and the river bank area on this lot and adjacent lots. The Grantee or their assigns will have the option to do maintenance work on the lower lot area but they will not have the responsibility to do any of said work. It will be the Grantees responsibility to maintain the lower lot area of his lot.

Title to said easement will be transferred to a lot owner maintenance association if one is formed by the lot owners after more lots are sold.

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