WHEN RECORDED RETURN TO:

BRIAN K. HAMMER, Attorney at Law P.O. Box 5156 3015 Colby Ave., Suite 300 Everett, WA 98206-5156

Kathy Hill, Skagit County Auditor 9/14/1999 Page 1 of 2 3:45:54PM

> FIRST AMERICAN TITLE CO. 60241-2

STATUTORY WARRANTY DEED

THE GRANTOR NANCY W. SPEARS, A SINGLE PERSON AND DIXIE L. REBER, A MARRIED PERSON AS HER SEPARATE ESTATE

for and in consideration of TEN DOLLARS (\$10) AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to BRENT M. BARKER AND LINDA L. BARKER, HUSBAND AND WIFE,

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

The West 566 feet of Tracts "E", "F" and "G" of "BIG LAKE WATER FRONT TRACTS", according to the Plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Assessor's Tax Parcel ID# 3862-000-068-0000 (R62065); 3862-000-069-0009 (R62069); 3862-000-070-0006 (R62073)

SUBJECT TO:

Real Estate Contract dated September 11, 1998 and recorded September 15, 1998 under Skagit Auditor's recording number 9809150138 in which the Seller is: Marie A. Ryan, and the Buyers are NANCY W. SPEARS AND DAVID L. REBER AND DIXIE L. REBER. It being agreed that the current principal balance of said Contract is \$54,905.30 and the Buyer herein, agrees to assume and pay said Contract according to its terms and conditions and to hold the Seller, herein, NANCY W. SPEARS AND DIXIE L. REBER, harmless therefrom.

SUBJECT TO: Easements, exceptions, reservations and restrictions as set forth in Schedule B attached hereto and incorporated herein by this reference, which Schedule B is a part of FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY ALTA Commitment Order No. FA 60241 dated August 30, 1999.

Dated: September 14, 1999		
Dany W Speen	Real Estate Excise Tax	
NANCY W. SPEARS	PAID DIXIE L. REBER	
	SEP 1 4 1999	

STATE OF WASHINGTON) ss.

Amount Paid \$ (300.50) Skagit County Treesurer

COUNTY OF SNOHOMISH

BYOUN Deputy

I certify that I know or have satisfactory evidence that NANCY W. SPEARS and DIXIE L. REBER signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. Bated September 14, 1999

NOTARY PUBLIC in and for the State of Washington, residing at Marysville. My appointment expires October 10, 2000.

STATUTORY WARRANTY DEED m-jhbark3921c

, 1

EXCEPTIONS

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequest to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate of interest or mortgage thereon covered by this committment.
- CONTRACT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Seller:

Purchaser:

Marie A. Ryan Nancy W. Spears and David L. Reber and Dixie L. Reber September 11, 1998 September 15, 1998 9809150188

Dated:

Recorded:

Auditor's No.: Excise Tax Paid:

September 15, 1998

Receipt No.: Amount E.T. Paid:

 $25\bar{5}30$ \$994.50

TOGETHER WITH THE FOLLOWING DECLARATION OF EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND MAINTENANCE AGREEMENT DESCRIBED AS FOLLOWS: 3.

GRANTORS: GRANTEES:

Nancy W. Spears, A Single Person
Nancy W. Spears, A Single Person and Dixie L. Reber, A
Married Person as her separate estate

DATED:

September 10, 1999

Recorded:

Simultaneously with this Statutory Warranty Deed

Purpose and Location:

Easement for ingress, egress and utilities and maintenance agreement for same over a 20 foot wide strip of land described in said Declaration of Easement.

Kathy Hill, Skaglt County Auditor 9/14/1999 Page 2 of 2 3:45:54PM

, 1