

AFTER RECORDING MAIL TO:
Thomas F. Willis
1819 Sandalwood Court
Mount Vernon, WA 98273



200001040059
Kathy Hill, Skagit County Auditor
1/4/2000 Page 1 of 2 3:43:55PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-92033-E

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

Grantor(s): Judy Bendtsen
Grantee(s): Thomas F. Willis
Abbreviated Legal: Lot 2, JANICKI COVE DIV. NO. 1
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4185-000-002-0007/P77715

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 Thomas F. Willis, a single person the following described real estate, situated in the County of Skagit, State of Washington: Lot 2, "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.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 4 day of Jan. 2000

By Judy Bendtsen
Judy Bendtsen

33257
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 04 2000

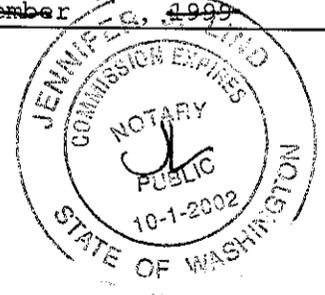
Amount Paid \$ 306.00
Skagit Co. Treasurer
By [Signature] Deputy

By _____

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: Jan. 4, 2000
~~December 1999~~



[Signature]
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10/01/2002

Exhibit A

SUBJECT TO: Easement recorded December 2, 1971 under Auditor's File No. 761394; Covenants, Conditions and Restrictions recorded June 22, 1971 under Auditor's File No. 754357; Covenants Conditions and Restrictions recorded November 8, 1982 under Auditor's File No. 8211080032; Right of the public to make necessary slopes for cuts and fills; Easement for utility; Stipulations shown on the face of the plat; Covenants conditions and restrictions contained in said plat; Easement recorded April 27, 1916, March 24, 1917 and June 16, 1918; Easement recorded December 16, 1964 under Auditor's File No. 659838; Easement recorded September 14, 1970 under Auditor's File No. 743413; Any adverse claim by reason of any changes in the location of the boundary of said premises which may have resulted from any change in the location of the river/slough; Stipulations and provisions imposed by instrument recorded August 3, 1999, under Auditor's File No. 199908030076, as follows:

"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.



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