WHEN RECORDED RETURN TO



3:51:41PM

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FINNEY, FALK & LAWRENCE-BERREY ATTN: MICHAEL D. FINNEY POST OFFICE BOX 1586 YAKIMA, WA 98907

LAND TITLE COMPANY OF SKAGIT COUNTY

P-92697 330420-1-012-0205 P-102180 Ptn NE¼ NE¼ 2033040EWM aka Tr. 2 SP No. 90-64 STATUTORY WARRANTY DEED

THE GRANTORS, PER SORUM and KARLA SORUM, husband and wife, for and in consideration of VALUE RECEIVED, in hand paid, convey and warrant to JAMES D. STRICKLAND, JR. and VICKI J. STRICKLAND, husband and wife, the following described real estate, situate in the County of Skagit, State of Washington:

Lot 2, Short Plat No. 90-64, approved September 26, 1991, recorded October 10, 1991 in Book 10 of Short Plats, pages 12 and 13, under Auditor's File No. 9110100032 and being a portion of the South half of the Northeast quarter of the Northeast quarter of Section 20, Township 33 North, Range 4, E.W.M. Property I.D. No. P102180

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the 60 foot strip with cul-de-sac adjacent to the North as shown on the face of the Short Plat.

TOGETHER WITH all water and easement rights appurtenant thereunto and all water and access rights possessed by Grantors appertaining thereto.

Subject to Grantees' prorata share of real estate taxes and assessments for the current year, which Grantees assume and agree to pay.

Subject to notes contained on the face of said Short Plat.
Subject to terms and conditions of easement granted Puget Sound Power & Light Company for underground electric transmission and/or distribution system recorded under Auditor's File No. 9203030144.

Subject to alternate drainfield requirement as shown on the face of said Short Plat.

Subject to pendency of Yakima County Superior Court Cause No. 77-2-01484-5 entitled State of Washington, Department of Ecology, plaintiff, v. (numerous named defendants), notice of which is given by Lis Pendens recorded under Yakima County Auditor's File No. 2479271, and supplemented by Auditor's File No. 2584358, being an action for the determination of the rights to divert, withdraw or otherwise make use of the surface waters of the Yakima River Drainage Basin in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Subject to rights reserved in federal patents, state or railroad deeds; building or use restrictions general to the area; zoning regulations; utility easements of record; rights of way or easements shown on the plat or visible by inspection; and any future adjudication of surface water rights by any appropriate federal or state proceedings.

March /4, 2000 Dated:

PER SORUM

KARLA SORUM

SKAGIT COUNTY WASHINGTON Real Estate Excise Tax

MAR 2 4 2000

PAID 34468

STATE OF WASHINGTON

SS

COUNTY OF SKAGIT Amount Paid \$ 3,519.00
Skagit County Treasurer

On this day personally appeared before me PER SORUM and KARLA SORUM to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 2000.

MICHAEL J. SPINK NOTARY PUBLIC in and for the State of Washington, residing at Skacir My appointment expires: 11-09-03

