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Kathy Hill, Skagit County Auditor

4/5/2000 Page 1 of 3 9:12:29AM

AFTER RECORDING MAIL TO:

D. Douglas Matson
Whalen, Firestone, Landsman, Fleming, Dixon & Matson LLP
1191 Second Avenue, Suite 2150
Seattle, Washington 98101

LAND TITLE COMPANY OF SKAGIT COUNTY

PA91232

Grantor(s): Joachim Richter (2) Patricia Richter**Grantee(s):** (1) Secret Harbor School**Legal Description (abbreviated):** Portion of Government Lots 4 and 5, Section 4, Township 35 North, Range 1 East, W.M.**Assessor's Tax Parcel I. D. #:** 350104-1-006-0503**Statutory Warranty Deed**

THE GRANTORS Joachim Richter and Patricia Richter, husband and wife, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to Secret Harbor School, a Washington nonprofit corporation, the following described real estate, situated in the County of Skagit, State of Washington subject to and together with the exceptions set forth on Exhibit A attached hereto:

Lot 6 of Skagit County Short Plat No. 127-78, as approved March 16, 1979, and recorded March 20, 1979, in Volume 3 of Short Plats, page 83, under Auditor's File No. 7903200011, records of Skagit County, Washington; being a portion of Government Lots 4 and 5, Section 4, Township 35 North, Range 1 East, W.M.;

Together with tidelands of the second class, if any, adjoining or abutting, and together with rights under the Easements and Licenses set forth in Exhibit A which benefit the property.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

34661

APR 05 2000

DATED this 17 day of Febr., 2000.

Joachim Richter

Patricia Richter

Amount Paid \$2,677.50
Skagit Co. Treasurer
By Deputy

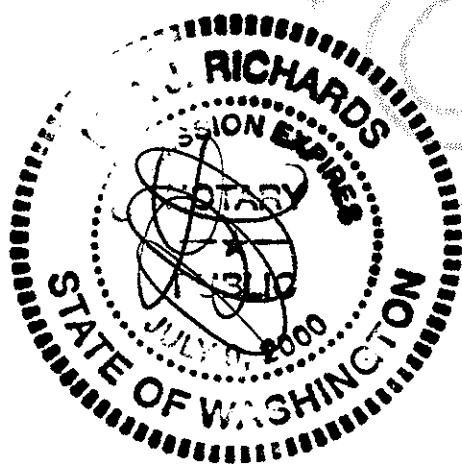
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 17 day of February, 2000, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Joachim and Patricia Richter, to me known to be 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.

WITNESS MY HAND AND OFFICIAL SEAL this 17 day of February, 2000.



Name (typed or printed): Lisa J. Richards
NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000



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Exhibit A

Exceptions to Title

A. Easement for footpath by judgment upon remittur under Cause No. 22110, dated January 23, 1956, in the Superior Court of Skagit County.

B. Notes contained on the face of short plat as follows:

“Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing of the plat the buyer should inquire as to availability of said water. Road must be constructed to Skagit County standards before or at the time ferry service is extended to Cypress Island. The construction and maintenance of private road will be the responsibility of the lot owners.”

C. License recorded January 5, 1982 under Auditor's No. 8201050030.

D. Easement recorded October 12, 1994 under Auditor's No. 9410120063.

E. Easement recorded November 13, 1995 under Auditor's No. 9511130019.



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