

**AFTER RECORDING MAIL TO:**

Richard Fox  
7739 Delvan Hill Rd.  
Sedro Wooley, WA 98208



200005160147  
Kathy Hill, Skagit County Auditor  
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Filed for Record at Request of  
Norwest Escrow Company  
Escrow Number: 02-990092-KJ

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

Grantor(s): Shawn L. MaGee

Grantee(s): Richard Fox

B61106-1

Abbreviated Legal: Lot(s) 4

Plat Of IDA Estates Volume 15 Page(s) 29 And 30

Assessor's Tax Parcel Number(s): 4577-000-004-0004

**THE GRANTOR** Shawn L. MaGee, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard Fox, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 4, "PLAT OF IDA ESTATES", as per plat recorded in Volume 15 of Plats, pages 29 and 30, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A", attached hereto, and by this reference made a part hereof.

Dated: April 12, 2000

Shawn L. MaGee  
Shawn L. MaGee

35302  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 16 2000

Amount Paid \$1,988.24  
Skagit County Treasurer  
By: DC Deputy

State of Arizona  
County of Maricopa

}  
} SS:  
\*SHAWN L. MAGEE

I certify that I know or have satisfactory evidence that \* the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

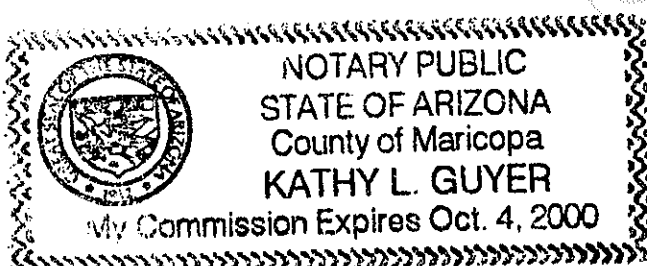
Dated: 4-17-2000

Kathy L. Guyer

Notary Public in and for the State of Arizona

Residing at Maricopa

My appointment expires: 10-4-2000



## EXHIBIT "A"

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: December 4, 1991  
Recorded: December 5, 1991  
Auditor's No: 9112050006  
Executed by: Willard M. Hendrickson and Ida M. Hendrickson

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: December 4, 1991  
Recorded: December 5, 1991  
Auditor's No: 9112050007  
Executed by: Willard M. Hendrickson and Ida M. Hendrickson

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Willard M. Hendrickson and Ida M. Hendrickson  
Dated: December 4, 1991  
Recorded: January 8, 1992  
Auditor's No: 9201080021  
Purpose:

Installing and running as well as maintaining a well and water system including but not limited to the drilling of wells and construction of wells and buildings

Area Affected: Beginning at the Southwest corner of the

Southeast 1/4 of the Southeast 1/4 of Section 10, Township 35 North, Range 4 East, W.M.; thence South 88 degrees 52'08" East 30.00 feet to the Southwest corner of Lot 7 of the Plat of Ida Estates; thence North 01 degrees 17'05" East 185 feet; thence South 88 degrees 52'08" East 100 feet to the center point of 100 foot radius easement for well site pollution control.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9112050058.

D. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.



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