



200006160008

Kathy Hill, Skagit County Auditor

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RETURN TO:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

LAND TITLE COMPANY OF SKAGIT COUNTY

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 33020-2-001-0903

LOAN NUMBER: 5019247-401

P93382

STATUTORY WARRANTY DEED

THE GRANTOR Mark Gordon Raphael and Micael M Raphael, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to David J. Allan and Marcy A. Shapley, Husband and Wife

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

TRACT 12 AS SHOWN ON 5 ACRE PARCEL MAP NO. 109-76, RECORDED MAY 12, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 59, UNDER AUDITOR'S FILE NO. 856340, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 2 EAST OF W.M., EXCEPT MINER RIGHTS AS RESERVED IN DEEDS RECORDED SPETEMBER 10, 1963, UNDER AUDITOR'S FILE NOS. 640581 AND 640582. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN 60 FOOT STRIP OF LAND AS DELINEATED ON THE FACE OF SAID 5 ACRE PARCEL MAP NO. 109-76 AND CONTIGUOUS TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EXHIBIT 'A' AS HERETO ATTACHED
Dated 06/06/00

35809
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Seller

JUN 16 2000

3702.60

Amount Paid \$

Seller

Skagit County Treasurer

By: [Signature] Deputy

[Signature of Mark Gordon Raphael]
Seller Mark Gordon Raphael

[Signature of Micael M Raphael]
Seller Micael M Raphael

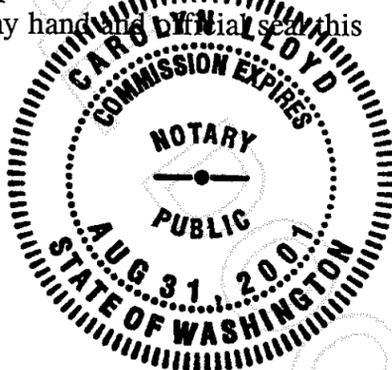
STATE OF Washington

County ss:

On this day personally appeared before me Mark Gordon Raphael and Micael M Raphael

to me known to be the individual(s) 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 15th day of June, 2000



[Signature of Carolyn Lloyd]

Notary Public in and for the State of Washington, residing at Mt Vernon

My appointment expires: 8-31-2001

**EXHIBIT "A"
EXCEPTIONS**

A. Reservation contained in deeds to Erickson and Svendsen Mill Company dated June 26, 1963 and June 24, 1963, and recorded under Auditor's File Nos. 640581 and 640582, respectively, as follows:

"Excepting and reserving unto the grantor, their heirs and assigns, 100% of all mineral rights, including oil and gas, together with the right to prospect for, mine and remove same."

B. The face of the 5 acre Parcel Map contains the following:

1. Road maintenance is the responsibility of lot owners;
2. Zoning - Residential;
3. Water - Individual wells;
4. Sewer - Individual septic tanks;
5. Water of sufficient quantity and/or quality for domestic purposes is not provided at the time of filing the plat, and the buyer should inquire and investigate as to the availability of said water.

C. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: The North 10 feet of the West 10 feet
Dated: August 8, 1986
Recorded: September 2, 1986
Auditor's No.: 8609020042

E. PERMISSION USE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Mark G. Raphael, a single man
And: Guy Hupy, a single man
Dated: November 16, 1994
Recorded: December 7, 1994
Auditor's No.: 9412070029
Regarding: A non-exclusive right to cross the said Tract 12 over an existing driveway to reach the said Tract 9

F. CONDITIONAL AGREEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

For: Alternative Sewage Disposal System
Dated: January 18, 1995
Recorded: January 18, 1995
Auditor's No.: 9501180027



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JWH