

AFTER RECORDING MAIL TO:
MS. LAUREL K. O'NEIL
2719 W. Galer Street
Seattle, WA 98199



200007170130

Kathy Hill, Skagit County Auditor
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ISLAND TITLE COMPANY

STATUTORY WARRANTY DEED

Escrow No. 20000384

Title Order No. SA-19776 ✓

THE GRANTOR THOMAS MEADOWCROFT and PATRICIA MEADOWCROFT, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to LAUREL K. O'NEIL, A Single Person

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

Legal Description (abbreviated): PTN LOTS 24, 25 AND TRACT E, RANCHO SAN JUAN DEL MAR NO. 1

See Complete Legal Description in Exhibit "A" attached hereto and incorporated herein by this reference.

Assessor's Property Tax Parcel/Account Number(s): 3972-000-025-0009, 3972-000-099-0109

SUBJECT TO the easements, encumbrances, reservations and restrictions shown in Exhibit "B", attached hereto and incorporated herein by this reference.

Dated: July 10, 2000

Thomas Meadowcroft

TOM MEADOWCROFT, by Nancy N. Dreyer
Thomas his attorney in fact.

Patricia Meadowcroft
PAT MEADOWCROFT

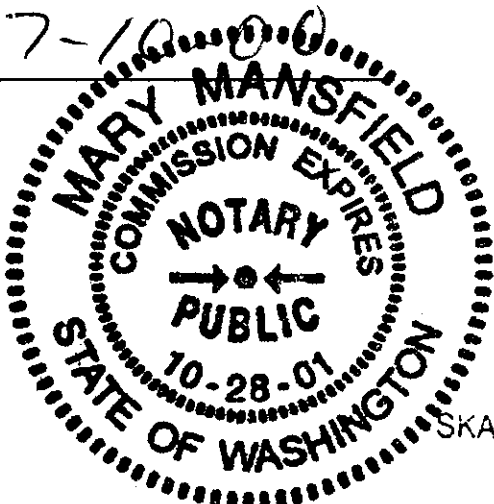
State of Washington

}ss.

County of Skagit

I certify that I know or have satisfactory evidence that ~~THOMAS MEADOWCROFT~~ and PATRICIA MEADOWCROFT is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-10-00



Mary Mansfield
MARY MANSFIELD
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires 10-28-01

* 36305
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 17 2000

Amount Paid \$ 10151.55
Skagit County Treasurer
By: DD Deputy

LPB-10

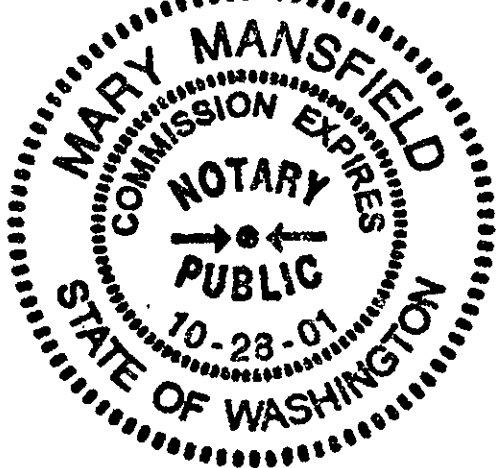
STATE OF WASHINGTON

COUNTY OF Skagit

} ss.

On this day personally appeared before me NANCY N. DREYER, who executed the within instrument as Attorney in Fact for THOMAS MEADOWCROFT and acknowledged to me that he/she signed and sealed for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said THOMAS MEADOWCROFT is now living, and is not incompetent.

Given under my hand and official seal this 10th day of July, 2000 ~~18~~X.



Mary Mansfield
Notary Public in and for the State of Washington.

Name printed Mary Mansfield

Residing at Anacortes

My commission expires 10-28-01

Acknowledgement - Attorney in Fact



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EXHIBIT A

PARCEL A:

Lot 25, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, as per plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;

ALSO, that portion of Tract "E", RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Southeasterly corner of said Lot 25;
thence Southwesterly for a distance of 150 feet paralleling the Westerly boundary of Lot 25;
thence Northwesterly to a point 30 feet from the Southwesterly corner of Lot 25, said point being on a line formed by extending the Westerly boundary line of Lot 25 along beach;
thence Northeasterly to the Southwesterly corner of Lot 25;
thence Easterly along Southerly line to point of beginning;

TOGETHER WITH first class tidelands, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon the above described premises and lying within the boundaries of Tracts 2 and 4, Plate 2, Tide and Shorelands of Sections 34 and 35 in Township 35 North, Range 1 East of the Willamette Meridian, as shown on the official Map thereof in the office of the State Land Commissioner at Olympia, Washington;

PARCEL B:

That portion of Lot 24, RANCHO SAN JUAN DEL MAR, SUBDIVISION 1, according to the plat recorded in Volume 5 of Plats, at page 27, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 24;
thence South 68°35' East along the South line of said Lot 24 a distance of 187.96 feet to the Southeast corner of said Lot 24;
thence North 58°53'07" West a distance of 73.18 feet;
thence North 74°39'34" West a distance of 116.48 feet to the Point of Beginning;

Situated in Skagit County, Washington.



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EXHIBIT B

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 20, 1941
Auditor's No.: 345486, records of Skagit County, WA
Affects: Tidelands
2. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State:", approved March 9, 1893. (Affects tidelands)
3. Any question that may arise as to location of lateral boundaries of first class tidelands described herein.
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 9, 1963
Auditor's No.: 630691, records of Skagit County, WA
In favor of: Del Mar Community Service, Inc., a Washington corporation
For: The installation, maintenance and repair of water lines
Affects: The Southwesterly 10 feet of Lots 24 and 25
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 23, 1951
Auditor's No.: 463559, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel B
6. Easement and restrictions contained on the face of said plat.

NOTE: Disregard restriction relating to race.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Imposed by: Del Mar Community Service, Inc.



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8. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to sue any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.
9. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
10. Any question that may arise due to shifting or change of the line of high water of Burrow's Bay OR due to said bay having shifted or changed its line of high water.
11. Agreement, including the terms and conditions thereof, entered into
By: Patricia A. Meadowcroft, et al
And between: Skagit County
Recorded: August 13, 1992
Auditor's No.: 9208130042, records of Skagit County, WA
Providing: Alternative Sewage System Installations
12. Assessments, if any, levied by Del Mar Community Service, Inc..



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