

AFTER RECORDING MAIL TO:

Gary McCormick
15211 123rd Ave. S.E.
Snohomish, WA 98290



200008300039

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00095-00

Statutory Warranty Deed

Grantor(s): Ralph Schuck Construction, Inc. FIRST AMERICAN TITLE CO.
Grantee(s): Gary D. McCormick and Aina McCormick 62901
Abbreviated Legal:
Lots 3, 4, 17 and 27, "Big Lake Heights"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4680-000-003-0000 R109277, 4680-000-004-0000
R109278, 4680-000-017-0000 R109291, 4680-000-027-0000 R109301

THE GRANTOR Ralph Schuck Construction, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary D. McCormick and Aina McCormick, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lots 3, 4, 17 and 27, "Big Lake Heights", as per plat recorded in Volume 16 of Plats, pages 118 through 120, inclusive, records of Skagit County, Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 23, 2000

Ralph Schuck Construction, Inc.
Ralph Schuck Pres.
By: Ralph Schuck, President

37021
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
AUG 30 2000
Amount Paid \$ 2,937.00
Skagit Co. Treasurer
By DC Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ralph Schuck

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the President of Ralph Schuck Construction, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/29/2000

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



Commitment No. 00062901

Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a
Municipal Corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170042
Purpose: A perpetual right-of-way or easement for
sewer mains
Area Affected: Portion of Big Lake Heights

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a
Municipal Corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170043
Purpose: A perpetual right-of-way or easement for
sewer mains
Area Affected: Portion of Big Lake Heights

C. Agreement regarding Extension Agreement, dated July 31, 1995, recorded under Auditor's File No. 9508140065, between Ralph Schuck and Skagit County Sewer District No. 2.

D. DEDICATION TO PUBLIC AS DISCLOSED ON FACE OF PLAT, AS FOLLOWS:

"... do hereby declare this Plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right 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 or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways 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 road drainage, any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner."

E. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

NOTE: Vehicular access to or from all lots in this subdivision shall be restricted to interior plat roads.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: *R.S. Plats* Big Lake Heights
Recorded: August 6, 1996
Auditor's No: 9608060054



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