

AFTER RECORDING MAIL TO:
Gary McCormick
15211 123rd Avenue Southeast
Snohomish, WA 98290



200008310012
Kathy Hill, Skagit County Auditor
8/31/2000 Page 1 of 3 9:36:53AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00110-00

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

62900

Grantor(s): Landed Gentry Development, Inc., a Washington corporation

Grantee(s): Gary D. McCormick and Aina McCormick

Abbreviated Legal:

Lots 1, 2 & 3, "Plat of Shuler Avenue Addition"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4746-000-001-0000 R116382, 4746-000-002-0000
R116383, 4746-000-003-0000 R116384

THE GRANTOR Landed Gentry Development, 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 1, 2 and 3, "Plat of Shuler Avenue Addition", as per plat recorded under Auditor's File No. 199912230011, records of Skagit County, Washington.

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

Dated August 23, 2000

Landed Gentry Development, Inc., a Washington corporation

By: Brian D. Gentry, Vice President

37048
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

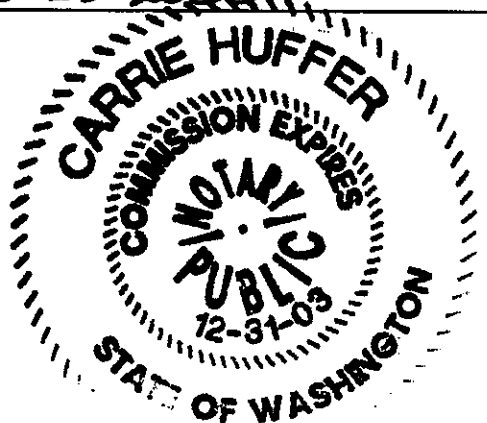
AUG 31 2000

Amount Paid \$ 2,563.20
By Skagit Co. Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Brian Gentry

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 Vice President of Landed Gentry Development, Inc., a Washington corporation as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: 8-28-2000



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

Commitment No. 62900

Schedule "B-1" Exceptions

- C. A right-of-way for road and utility purposes granted by Arthur L. Wallen to Ronald J. Maskell and Sandra L. Maskell, husband and wife, in instruments dated August 30, 1962, and April 12, 1963, recorded August 31, 1962, and April 15, 1963, under Auditor's File Nos. 625778 and 634537, respectively. Reference to the record being hereby made for full particulars.

(Affects easement portion only)

- D. A non-exclusive easement for ingress, egress, utilities and roadway over and across the West 200 feet of the subject property, granted by Ronald Maskell and Sandra Maskell, husband and wife, and Fred Lubbe and Virginia Joan Lubbe, husband and wife, to Delmer E. Cummings and Sara Cummings, husband and wife, in an instrument dated February 16, 1970, recorded March 20, 1970, under Auditor's File No. 737178. Reference to the record hereby being made for full particulars.

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

Plat/Subdivision:	Shular Avenue Addition
Recorded:	December 23, 1999
Auditor's No.:	199912230011

- F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:	Puget Sound Energy, Inc.
Dated:	December 23, 1999
Recorded:	January 10, 2000
Auditor's No.:	200001100128
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines



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Commitment No. 62900

Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Dated:	April 8, 1970
Recorded:	April 20, 1970
Auditor's No.:	738029
Purpose:	Electric line right-of-way
Area Affected:	West 200 feet of easement portion

B. Stipulation and Agreement entered October 13, 1981, in Skagit County Civil Cause No. 41533, wherein Rex A. Pettis and Connie Pettis, husband and wife, were Plaintiff and Virginia Joan Lubbe, a single woman, was Defendant, as follows:

1.) The defendant, Virginia Joan Lubbe, shall dismiss her appeal to the Appellant Court relative to the decision that was rendered in the above entitled court in and for the following considerations:

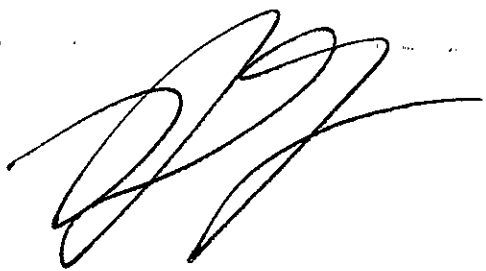
a.) The plaintiff Rex A. Pettis and Connie Pettis shall pay to defendant the sum of \$2,000.00. (Said amount is paid in full.)

b.) The plaintiffs shall construct a road for ingress and egress purposes not further than a width of 17 feet North of the centerline of said described easement above set forth except one tree on the Northwest corner.

c.) No trees on or near said easement shall be cut or removed except the three (3) stunted ones in the middle of said easement. Any trees to be pruned or cut back shall be done by agreement of both parties at such time that it may be necessary.

d.) The defendant shall have the fence now existing on said property moved to 17 feet North of the centerline of said easement and shall maintain the up-keep of said property to said line.

(Affects easement portion only)



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