

AFTER RECORDING MAIL TO:
HAROLD L. MADSEN
535 BAYSIDE ROAD
BELLINGHAM, WA 98225



200009140068
, Skagit County Auditor

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Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-52041

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

5-94098

Grantor(s): COLIN M. LOWIN, CATHERINE A. BELBEN
Grantee(s): HAROLD L. MADSEN, SUSAN W. MADSEN
Abbreviated Legal: TR. 38, SP NO. 108-76 IN 4&5-36-4 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P48887 / 360405-1-003-0806

THE GRANTOR COLIN M. LOWIN and CATHERINE A. BELBEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HAROLD L. MADSEN and SUSAN W. MADSEN, husband and wife, as community property the following described real estate, situated in the County of SKAGIT, State of Washington:
See Attached Exhibit A

37276
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 14 2000

See Attached Exhibit B
Dated this 12th day of September, 2000

By *[Signature]*
COLIN M. LOWIN

By *[Signature]*
Amount Paid \$ 3167.10
Skagit Co. Treasurer Deputy

By *[Signature]*
CATHERINE A. BELBEN

STATE OF WASHINGTON
County of WHATCOM } SS:

I certify that I know or have satisfactory evidence that COLIN M. LOWIN AND CATHERINE A. BELBEN are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 12, 2000

[Signature]
BEVERLEE N. JEPSON
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 5/01/2002

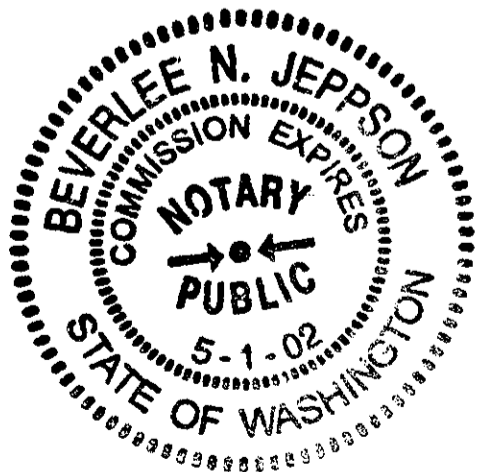


EXHIBIT "A"

Tract 38 of Short Plat No. 108-76, being that certain 5 Acre Parcel Subdivision entitled, "SILVER CREEK RANCH, DIVISION NO. 2", located in Sections 4 and 5, Township 36 North, Range 4 East, W.M., approved November 23, 1976 and recorded November 23, 1976, under Auditor's File No. 846420, in Volume 2 of Short Plats, pages 1 and 2, records of Skagit County, Washington, EXCEPT mineral rights as reserved by Vista-Bella Investments, Inc., by instrument recorded March 11, 1977, under Auditor's File No. 852437, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land primarily 60 feet in width, delineated on the face of said Short Plat No. 108-76, as said Short Plat is set forth above and as set forth on the face of Short Plat No. 108-76, approved June 14, 1976 and recorded June 29, 1976, under Auditor's File No. 838023, in Volume 1 of Short Plats, page 142, records of Skagit County, Washington, sometimes referred to as Silver Creek Drive.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

SUBJECT TO:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: January 11, 1977
Recorded: January 14, 1977
Auditor's No.: 849293
Executed By: Vista-Bella Investments, Inc., by
Eddison G. N. Sinanan, President

B. RESERVATION OF ALL RIGHTS TO OIL, GAS AND MINERALS BY INSTRUMENT:

Dated: November 18, 1977 and March 5, 1977
Recorded: December 7, 1977 and March 11, 1977
Auditor's No.: 869967 and 852435
Executed By: Vista-Belle Investments, Inc.

C. A 10 foot wide utility easement adjacent and parallel to each lot line (i.e., front, rear and side) as reserved in instrument recorded January 14, 1977, under Auditor's File No. 849293.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric line, cable, television lines
and telephone lines
In Favor Of: Puget Sound Power & Light Co., Continental
Telephone Company of the Northwest, and
Nationwide Cablevision
Recorded: February 8, 1978
Auditor's No.: 873457
Affects: Exact location is undisclosed on the
record

E. Provisions contained in contract through which title is claimed, as follows:

"Purchaser shall not waste or strip the property and shall not, without the permission of Seller, place signs of any character, including for sale or for rent, signs, on any part of the property. Purchaser agrees to use said property for residential purposes only and to destroy only those trees and vegetation as reasonably necessary for the construction and use of the property for that purpose."

F. Provisions set forth on the face of said Short Plat No. 108-76, as follows:

1. Present zoning is "residential";
2. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the subdivision, the buyer should inquire and investigate as to the availability of said water;
3. Maintenance of roads is the responsibility of the lot owner;
4. A parcel map number and date of approval shall be included in all deeds and contracts;
5. A 60 foot private road for ingress and egress of Silver Creek property owners.

G. Easement over and across the Southwesterly portion of the subject property as delineated on the face of Short Plat No. 108-76.

H. Terms and conditions of an On Site Sewer System, dated June 2, 1989 and recorded June 2, 1989, under Auditor's File No. 8906020018.



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