



200101020075  
Skagit County Auditor

1/2/2001 Page 1 of 1 3:13:35PM

AFTER RECORDING MAIL TO:

Name WAYNE L. KING, MARY S. KING  
Address 2524 199th Pl SW  
City, State, Zip Lynnwood, WA 98036  
00063634

Filed for Record at Request of First American Title of Skagit County

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.  
63634 E-1

THE GRANTOR KAREN GAUDRY, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to WAYNE L. KING and MARY S. KING, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1 of Skagit County Short Plat No. 99-0011, approved August 12, 1999, recorded August 12, 1999 under Auditor's File No. 199908120028, being a portion of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 35 North, Range 4 East, W.M.

RESERVING TO THE GRANTOR HEREIN, the right to expand the burden of the non-exclusive easement(s) to benefit additional land in the North 1/2 of Section 11, over, along, under and across the 60-foot easement for ingress, egress and utilities dedicated in Skagit County Short Plat Nos. 97-0051, 97-0003, and 99-0011, as Erna Lane, in Section 11, Township 35 North, Range 4 East, W.M., Skagit County, Washington, and to impose a duty to maintain, in proportion to use the said non-exclusive easements, all as more particularly described in that certain Non-exclusive Easement and Maintenance Declaration dated May 1, 1998, and recorded under AFN 9805130064, and Non-exclusive Easement and Maintenance Declaration dated February 22, 1999, and July 28, 1999 and recorded under Auditor's File Nos. 9903180009 and 199908120030, records of Skagit County, Washington.

ABREVIATED LEGAL: Lot(s) 1, of SHORT PLAT 99-0011 aka S11, T35, R4; Ptn. NW1/4

Subject to Paragraphs A-E of Schedule B-1 of First American Title Company's preliminary commitment no. 01-63634 and year 2001 taxes.

Assessor's Property Tax Parcel Account Number(s): 350411-2-006-0002 R36189

Dated December 12, 2000. # 38860  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 02 2001

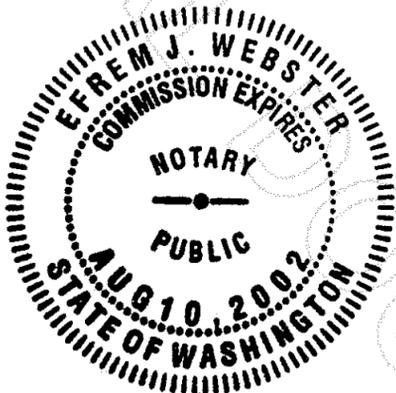
Amount Paid \$ 1453.50  
Skagit County Treasurer  
By: [Signature] Deputy

[Signature]  
KAREN GAUDRY  
[Signature]

STATE OF WASHINGTON }  
COUNTY OF } ss

I certify that I know or have satisfactory evidence that KAREN GAUDRY is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:



[Signature]  
Notary Public in and for the State of Washington  
Residing at King County  
My appointment expires: August 10, 2002