

AFTER RECORDING MAIL TO:
Clive Philip Ware
18390 Osprey Court
Mount Vernon, WA 98274



200104260091
, Skagit County Auditor
4/26/2001 Page 1 of 3 3:17:01PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-96184-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Bradford Holdings, L.L.C.
Grantee(s): Clive Philip Ware, Elizabeth P. Ware
Abbreviated Legal: Ptn. SE 1/4 SE 1/4, 32-36-4 EWM aka Lot 3 S/P #149-79
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 360432-4-006-0705/P50533 360432-4-006-0800

THE GRANTOR BRADFORD HOLDINGS, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLIVE PHILIP WARE and ELIZABETH P. WARE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

40508
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 26 2001

See Attached Exhibit B
Dated this 14th day of April, 2001

Amount Paid \$ 596.70
Skagit Co. Treasurer
By [Signature] Deputy

By Bradford Holdings, L.L.C.

By _____

By [Signature]
David L. Cavanaugh, Manager

By _____

STATE OF WASHINGTON
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that DAVID L. CAVANAUGH signed this instrument, on oath stated that she authorized to execute the instrument and acknowledged it as the MANAGER of BRADFORD HOLDINGS, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 23, 2001

[Signature]
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2005

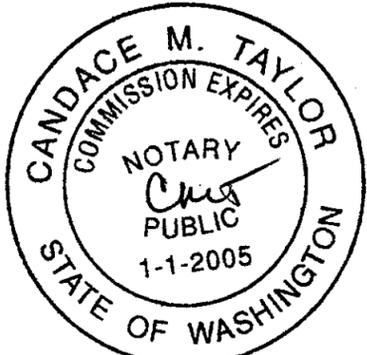


Exhibit A

DESCRIPTION:

PARCEL "A":

Lot 3 of Short Plat No. 149-79 as approved January 23, 1980, and recorded January 25, 1980, in Volume 4 of Short Plats, page 24, under Auditor's File No. 8001250005, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 75 feet as measured along the North line of Tract No. 4 as shown on record of survey recorded October 11, 1974, in Volume 1 of Surveys, page 95, under Auditor's File No. 808738, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



Exhibit B

SUBJECT TO: Mineral Reservations recorded February 8, 1941, under Auditor's File No. 335638 in Volume 182 of Deeds, page 332; Easement recorded April 17, 1974, under Auditor's File No. 799448; Notes as set forth on the face of Short Plat No. 147-79; Water notes as set forth on the face of Short Plat No. 147-79; Easement regarding drain field as disclosed by Short Plat; Rights of users to the existing roadway as shown on the face of Short Plat No. 147-79; Stipulation recorded November 8, 1974, under Auditor's File No. 809869.



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Skagit County Auditor