

AFTER RECORDING MAIL TO:

James Newman
23506 Molly Lane
Mount Vernon, WA 98274



200105310022
Skagit County Auditor
5/31/2001 Page 1 of 3 9:27:45AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00305-01

Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina McCormick
Grantee(s): James O. Newman and Donna M. Newman
Abbreviated Legal:
Lot 15 "Big Lake Heights"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4680-000-015-0000 R109289

FIRST AMERICAN TITLE CO.

65097-1

THE GRANTOR Gary D. McCormick and Aina McCormick, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James O. Newman and Donna M. Newman, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 15, "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 May 25, 2001

Gary D. McCormick

Aina McCormick

41122
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 31 2001

STATE OF Washington Amount Paid \$ 2278.17
County of Skagit Skagit County Treasurer
By: *man* Deputy

On this 29th day of May, 2001 before me personally appeared Gary D. McCormick, to me known to be the individual described in and who executed the foregoing instrument for his self and as Attorney in Fact for Aina McCormick and acknowledged that he signed and sealed the same as their free and voluntary act and deed for his self and also as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.
(Seal)



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

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.

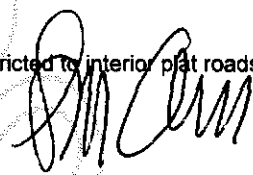
D. DEDICATION TO PUBLIC AS DISCLOSED ON FACE OF PLAT, AS FOLLOWS:

"... 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.



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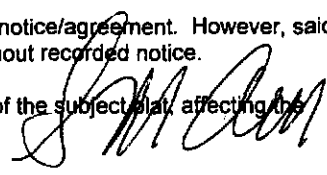
Commitment No. 00065097

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Ralph Schuck
Recorded: May 6, 1998
Auditor's No: 9805160095

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. Any question of encroaching shed as delineated on the face of the subject plat, affecting the Southerly portion of Lot 16 only.



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