


AFTER RECORDING MAIL TO:  
Margaret Mellon  
1208 South Spruce Street  
Burlington, WA 98233

  
200106140097  
Skagit County Auditor  
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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00295-01

### Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina McCormick  
Grantee(s): Margaret A. Mellon  
Abbreviated Legal:  
Lot 1, Gages Circle  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4774-000-001-0000 R117814

FIRST AMERICAN TITLE CO.  
64921

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 Margaret A. Mellon, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 1, "Plat of Gages Circle", as recorded under Skagit County Auditor's File No. 200102130017.

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

Dated June 14, 2001

Gary D. McCormick

Aina McCormick

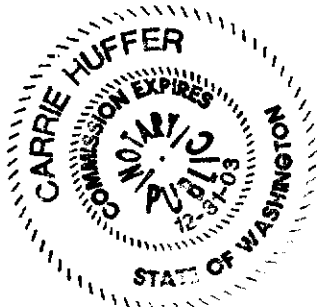
# 41403  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 14 2001

Amount Paid \$ 2096.70  
Skagit Co. Treasurer

STATE OF Washington By Deputy }  
County of Skagit } SS:

On this 14th day of June, 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 her self and as Attorney in Fact for Aina McCormick and acknowledged that he she signed and sealed the same as their free and voluntary act and deed for his her 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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

Commitment No. 00064921

### Schedule "B-1" Exceptions

- A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Gages Slough

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

Plat/Subdivision Name: Plat of Gages Circle  
Recorded: February 13, 2001  
Auditor's No: 200102130017

Said matters include, but are not limited to, the following:

Easements for ingress, egress and utilities easement areas  
Sidewalk easements  
Turnaround easement(s)

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: October 31, 2000  
Recorded: November 14, 2000  
Auditor's No: 200011140036  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.



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, Skagit County Auditor  
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