

**AFTER RECORDING MAIL TO:**

Ryan Larson  
23443 Sherry Lane  
Mount Vernon, WA 98274



200106220084  
Skagit County Auditor  
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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00230-01

**Statutory Warranty Deed**

Grantor(s): Gary D. McCormick and Aina McCormick  
Grantee(s): Ryan M. Larson and Amanda J. Michael  
Abbreviated Legal:  
Lot 5, "Big Lake Heights"  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4680-000-005-0000 R109279

FIRST AMERICAN TITLE CO.

64417-1

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 Ryan M. Larson, a Single Person, Amanda J. Michael, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 5, "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 June 21, 2001

Gary McCormick  
Gary D. McCormick  
by Kris McCormick  
his attorney in fact

Aina McCormick  
Aina McCormick  
by Kris McCormick  
her attorney in fact

41527  
SKAGIT COUNTY WASHINGTON  
Real Estate Auditor  
JUN 22 2001  
Amount Paid \$ 2,291.27  
Skagit Co Treasurer  
Deputy

STATE OF Washington }  
County of Skagit } SS:

On this 21st day of June, 2001, before me personally appeared Kris McCormick, who executed the within instrument as Attorney in Fact for Gary D. McCormick and Aina McCormick and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Gary D. McCormick and Aina McCormick 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Gary D. McCormick & Aina McCormick is now living, and is not incompetent.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."

GM by KM



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Commitment No. 00064417

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.

F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: 15 foot drainage easement  
Affects: Northeast boundary and Westerly boundary

GM by KM



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, Skagit County Auditor

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