

AFTER RECORDING MAIL TO:
Casey Stewart
2820 Club Court
Mount Vernon, WA 98273



200107130089
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-97548-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Warren Gilbert, Jr., Marilyn Gilbert; LDV Associates
Grantee(s): Casey Stewart, Anne Stewart
Abbreviated Legal: Lot 26, CEDAR RIDGE ESTATES DIV. NO. 1,
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4622-000-026-0005/P105725

THE GRANTOR LANCE SIMS, DAN SIMS, and VERN SIMS, doing business as LDV ASSOCIATES, and in WARREN GILBERT, JR. and MARILYN GILBERT, his wife, as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CASEY STEWART and ANNE STEWART, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

41861

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 13 2001

See Attached Exhibit B
Dated this 29th day of June, 2001
By LDV Associates

Amount Paid \$ 1147.50
Skagit Co. Treasurer
Deputy

By Warren Gilbert Jr
Warren Gilbert, Jr.

By Vern Sims
Vern Sims, General Partner

By Marilyn Gilbert
Marilyn Gilbert

STATE OF WASHINGTON
County of SKAGIT

SS: By Vern Sims, Power of Attorney for Warren Gilbert Jr. & Marilyn Gilbert before me personally appeared VERN SIMS

On this 9th day of JULY, 2001

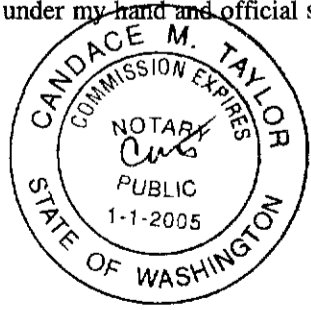
who executed the within instrument as Attorney in Fact for WARREN GILBERT, JR. and MARILYN GILBERT

and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for WARREN GILBERT, JR. and MARILYN GILBERT

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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said WARREN GILBERT, JR. and MARILYN GILBERT is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



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

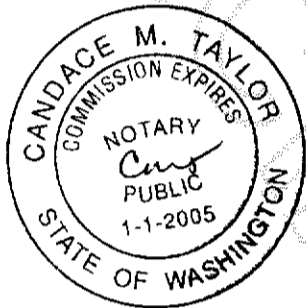
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Vern Sims
signed this instrument, on oath stated that he is authorized to
execute the instrument and acknowledged it as the General Partner
of LDV Associates to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: July 9, 2001

Candace M. Taylor

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 01/01/05



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Exhibit A

Lot 26, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1", as per plat recorded in Volume 15 of Plats, pages 147 through 152, inclusive, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive 40 foot access and utilities Easement from Estates Drive over and across Lot 27 as delineated on the face of plat.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Assumption of the Public Utility District No. 1 Assessment, filed June 16, 1994, Account Number 4622-000-026-0005 in the original amount of \$7,790.92, the current principal balance being approximately \$6,178.36, which Grantees herein agree to assume and pay according to the terms and conditions of said assessment; Mineral Reservations as set forth in various deeds of record; Easement recorded October 26, 1992, under Auditor's File No. 9210260023; Covenants, Conditions and restrictions recorded December 23, 1993, under Auditor's File No. 9312230074; Provisions and Reservations as set forth on the face of the Plat; Easement regarding cut and fill maintenance as set forth on the face of the Plat; Drainage easement as set forth on the face of the Plat.



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