

AFTER RECORDING MAIL TO:
Sharon Matson
26704 Paramount Lane
Sedro-Woolley, WA 98284

200109100144
Skagit County Auditor
9/10/2001 Page 1 of 3 3:44:15PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-97958-E

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

Grantor(s): Rod L. Bonnifield
Grantee(s): Sharon Matson
Abbreviated Legal: Tract B of Short Plat 97-044 in 33-35-5 EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 350533-4-009-0206/P40629

THE GRANTOR ROD L. BONNIFIELD, an unmarried individual, as his separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to SHARON MATSON, as her separate property
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

42822
SKAGIT COUNTY WASHINGTON
Real Estate Division

SEP 10 2001

See Attached Exhibit B

Dated this 17th day of September, 2001

By Rod L. Bonnifield

By Jack J. Bonnifield
Amount Paid \$ 1453.50
Skagit Co. Treasurer
By Deputy

By _____ By _____

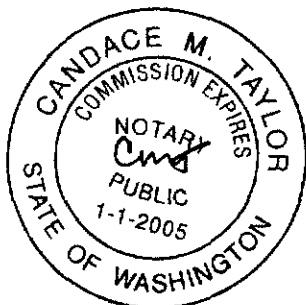
STATE OF WASHINGTON
County of SKAGIT } SS:

On this 17th day of SEPTEMBER, 2001 before me personally appeared JACK
BONNIFIELD, who executed the within instrument as Attorney in Fact
for RODNEY L. BONNIFIELD

and acknowledged to me that he signed and sealed the same as his free and voluntary act and
deed as attorney in fact for RODNEY L. BONNIFIELD
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authorizing the execution of this instrument has not been revoked and that the said RODNEY L.
BONNIFIELD 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
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 01/01/05

Exhibit A

Tract "B", Short Plat No. 97-0044, approved October 28, 1998, recorded October 29, 1998 in Volume 13 of Short Plats, pages 178 and 179, under Auditor's File No. 9810290045 and being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot private road designated as Kretz Lane on the face of said Short Plat and over and across that certain unnamed 60 foot private road over Tract "A" of said Short Plat No. 97-0044, as shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.



200109100144
Skagit County Auditor

9/10/2001 Page 2 of 3 3:44:15PM

Exhibit B

Grantee herein agrees to assume that certain Deed of Trust held by Errol Hanson, as his separate property, in the original amount of \$75,500.00, dated February 14, 2000, recorded February 15, 2000, under Auditor's File No. 200002150082, the present principal balance of which is \$75, 500.00. Grantee agrees to assume and pay said Deed of Trust and the note secured thereby, and any modifications thereto according to its own terms and conditions.

SUBJECT TO: Easement recorded April 21, 1928, under Auditor's File No. 212600; Easement recorded April 27, 1940, in Volume 180 of Deeds, page 390; Terms and Conditions of record of Reforestation Requirements recorded November 8, 1979, under Auditor's File No. 7911080007; Easement for Kretz Lane as set forth on the face of the Short Plat; Notes as set forth on the face of Short Plat No. 97-0044; Easement for access and utilities as set forth on the face of the Plat; Easement for well protection zone as set forth on the face of the Plat; Variance for minimum standards recorded September 24, 1998, under Auditor's File No. 9809240053; Easement recorded October 29, 1998, under Auditor's File No. 9810290046; Native Growth Protection Area Easement Agreement recorded October 29, 1998, under Auditor's File No. 9810290047.



200109100144
Skagit County Auditor
9/10/2001 Page 3 of 3 3:44:15PM