

AFTER RECORDING MAIL TO:

Larry Cross
19913 Hillvue Place
Burlington, WA 98233



200110310012
Skagit County Auditor

10/31/2001 Page 1 of 2 8:59:32AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00412-01

Statutory Warranty Deed

Grantor(s): Celso D. Beredo and Paz P. Beredo
Grantee(s): Larry A. Cross, Margie L. Cross and Sharmin D. Thompson
Abbreviated Legal:
Lot 6, McKibben's Tracts #1
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4181-000-006-0007 P77625

THE GRANTOR Celso D. Beredo and Paz P. Beredo, who acquired title as Paz B. Beredo, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Larry A. Cross and Margie L. Cross, Husband and Wife, Sharmin D. Thompson, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 6, "PLAT OF MCKIBBEN'S TRACTSS DIV. NO. 1", as per plat recorded in Volume 10 of Plats, page 6, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated October 25, 2001

Celso D. Beredo
Celso D. Beredo

Paz P. Beredo
Paz P. Beredo

43608
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2001

State of Washington Amount Paid \$ 2448.00
County of Skagit By [Signature] Skagit Co. Treasurer
D&S Duty

I certify that I know or have satisfactory evidence that Celso D. Beredo and Paz P. Beredo is/are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 29, 2001

[Signature]

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



EXCEPTIONS:

A. Restrictions contained in the dedication of the Plat, as follows:

"All structures built for human habitation shall have the first livable floor elevation, all electrical work and furnace fire pots a minimum elevation of 35 feet above mean sea level U.S.G.S. datum 1929 adjusted."

B. 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 where water might take a natural course, in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

UP PB

