


AFTER RECORDING MAIL TO:
Marcus C. McCulloch
19818 Serene Lane
Sedro Woolley, WA 98284


200111130194
Skagit County Auditor
11/13/2001 Page 1 of 3 3:38:01PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-98943-E

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

Grantor(s): Lisette T. Druliner
Grantee(s): Marcus C. McCulloch, Selena M. McCulloch
Abbreviated Legal: Ptn. NE 1/4 of SE 1/4, 32-36-4 EWM, aka Tr. 2, SP 97-054
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 360432-4-001-0200/P113326

THE GRANTOR LISETTE T. DRULINER, an unmarried individual, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARCUS C. MCCULLOCH and SELENA M. MCCULLOCH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

43834
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 13 2001

See Attached Exhibit B

Dated this 2nd day of November, 2001

By Lisette T. Druliner
Lisette T. Druliner

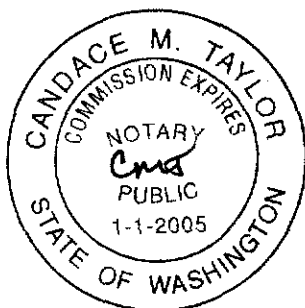
Amount Paid \$ 2034.90
By: Skagit County Treasurer
Deputy

By _____ By _____

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that LISETTE T. DRULINER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be she free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: NOVEMBER 7, 2001



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

Exhibit A

Lot 2 of Skagit County Short Plat No. 97-054, approved June 9, 1998, recorded June 9, 1998, in Volume 13, pages 136 and 137 of Short Plats, under Auditor's File No. 9806090031, being a portion of the Southeast 1/4 of Section 32, Township 36 North, Range 4 East, W.M., records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities delineated on the face of said Short Plat shown as Serene Lane (private road).

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width through the East 1/2 of Section 32, Township 36 North, Range 4 East, W.M., as described in Declaration of Easements, Covenants, and Road Maintenance Agreement recorded under Auditor's File No. 8109140012.

Situate in the County of Skagit, State of Washington.



Exhibit B

Grantor and Grantee herein acknowledge that the following covenant was recorded July 20, 1999, under Auditor's File No. 9907200119 and shall be the Grantor's obligation:

"Grantor herein acknowledges that the Grantee shall place a double wide manufactured home on said property for a period of 5 years. At which time the Grantee's intent is to build a custom home on said property and remove the manufactured home. The manufactured home will be a 1998 or newer."

SUBJECT TO a Deed of Trust in favor of William and Mary Thrumer, dated July 16, 1999, recorded July 20, 1999, under Auditor's File No. 9907200120, reflecting an original balance of \$65,000.00, which shall be the Grantor's obligation to pay in accordance with the terms and conditions of the Note and any modifications, which is secured by said Deed of Trust. Grantor warrants, upon full payment of the balance owed to them under Grantees note and All Inclusive Deed of Trust executed coincident herewith upon the property described herein, to obtain a release of said Deed of Trust in favor of William and Mary Thrumer, which is the Grantor's obligation.

ALSO SUBJECT TO: Mineral Reservations recorded May 15, 1979, under Auditor's File No. 7905150064; Declaration of Easements, Covenants and Road Maintenance Agreement recorded September 14, 1981, under Auditor's File No. 8109140012; Condition set forth in Deed recorded April 13, 1982, under Auditor's File No. 8204130002; Easement for ingress, egress and utilities recorded in instrument under Auditor's File No. 8109140012 and shown on Survey recorded September 14, 1981, under Auditor's File No. 8109140017; Notes as set forth on the face of Short Plat No. 97-054; Declaration of Protective Covenants, Conditions and Restrictions recorded June 9, 1998, under Auditor's File No. 9806090032; Easement regarding well protection zone, as set forth on the face of the Short Plat; Easement for Ingress and Egress over the North 60 feet, as set forth on the face of the Short Plat; Easement regarding native growth protection area as recorded May 11, 1998, under Auditor's File No. 9805110025.



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, Skagit County Auditor

11/13/2001 Page 3 of 3 3:38:01PM