

AFTER RECORDING MAIL TO:

Bobby Biggs
1210 Fenske Lane
Burlington, WA 98233



200112310209

Skagit County Auditor

12/31/2001 Page 1 of 2 3:40PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00507-01

Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina McCormick

FIRST AMERICAN TITLE CO.

Grantee(s): Bobby L. Biggs and Pauline J. Biggs

Abbreviated Legal:

B67386 E-1

Lot 17 "GAGES CIRCLE"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4774-000-017-0000 P117830

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 Bobby L. Biggs and Pauline J. Biggs, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 17, "PLAT OF GAGES CIRCLE", as recorded under Skagit County Auditor's File No. 200102130017.

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

Dated December 21, 2001

Gary D. McCormick

44556
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 31 2001

Amount Paid \$ 2785.70

STATE OF Washington By: [Signature] Deputy
County of Skagit } SS:

On this 26th day of December 2001 before me personally appeared Gary D. McCormick, to me known to be the individual described in and who executed the foregoing instrument for his her self and as Attorney in Fact for Aina McCormick and acknowledged that he she signed and sealed the same as their free and voluntary act and deed for his her self and also as their free and voluntary act and deed as Attorney in Fact for said principal 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.
(Seal)



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

Commitment No. B67386

Schedule "B-1" Exceptions

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Gages Slough

B. Terms and Conditions of Conditional Use Permit as recorded April 1, 1982, under Skagit County Auditor's File No. 8204010013.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Gages Circle
Recorded: February 13, 2001
Auditor's No: 200102130017

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 31, 2000
Recorded: November 14, 2000
Auditor's No: 200011140036
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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12/31/2001 Page 2 of 2 3:40PM

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