



200205240135
Skagit County Auditor

5/24/2002 Page 1 of 3 1:32PM

When Recorded Return To:

Escrow Solutions, Inc.
1704 Grove Street, Ste A
Marysville, WA 98270

Please print or type information

Document Title(s) (or transactions contained therein):

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

ISLAND TITLE CO.
C22012 ✓

Reference Number(s) of Documents assigned or released:
(on page of document(s))

Grantor(s) (Last name first, then first name and middle initial)

1. LANCE S. MAUDEN,
2. KAREN G. MAUDEN
- 3.
- 4.
5. Additional names on page of document.

2276
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantee(s) (Last name first, then first name and middle initial)

1. GEORGE J. SAAD
2. PATRICIA SAAD
- 3.
- 4.
5. Additional names on page of document.

MAY 24 2002

Amount Paid \$2981.50
Skagit Co. Treasurer
By *[Signature]* Deputy

Legal Description (abbreviated: ie; lot, block, plat or section, township, range)
As shown on Exhibit "A" attached hereto and made a part hereof by this reference.

lot 1 SP# MV-5-92
 Full legal on page 3 of document

Assessor's Property Tax parcel/Account Number
340420-3-003-0100
(P117235)

Full legal on page of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When Recorded Return To:

GEORGE J. SAAD
19320 32ND AVE NW
STANWOOD, WA 98292

Escrow No. 10996

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document

Grantor(s): LANCE S. MAUDEN and KAREN G. MAUDEN Additional Names on page of document

Grantee(s): GEORGE J. SAAD and PATRICIA SAAD Additional Names on page of document

Legal Description (abbreviated): PTN NW 20,34,4E (LOT 1 SHORT PLAT MV 5-92 Full legal on page of document

Assessor's Property Tax Parcel Account Number(s): 340420-3-003-0100 (P117235)

THE GRANTOR LANCE S. MAUDEN and KAREN G. MAUDEN , Husband and Wife

for and in consideration of the sum of Ten Dollars and other good and valuable consideration and as part of an IRC Section 1031 tax deferred exchange

in hand paid, conveys and warrants to GEORGE J. SAAD and PATRICIA SAAD , Husband and Wife

the following described real estate, situated in the County of Skagit County, State of Washington:

As shown on Exhibit "A" attached hereto and made a part hereof by this reference.

Assessor's Property Tax Parcel Account Number(s): 340420-3-003-0100 (P117235)

Subject to:

See Exhibit A attached hereto.

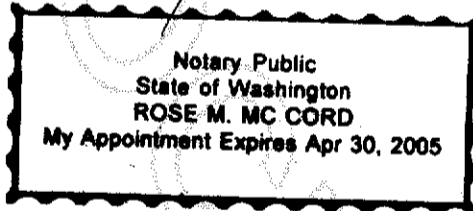
Dated this MAY 17, 2002

Lance S. Mauden

LANCE S. MAUDEN

Karen G. Mauden

KAREN G. MAUDEN



State of WASHINGTON } ss
County of ~~SNOWHOMISH~~ *King* }

I certify that I know or have satisfactory evidence that LANCE S. MAUDEN, KAREN G. MAUDEN is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 5-22-02

Rose M. Cord

CANDACE A. RUMMELHART *Rose M. Cord*
Notary Public in and for the State of Washington,
residing at ~~LAKE STEVENS~~ *Belleme wa*
My appointment expires: ~~12-7-05~~
4-30-05



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Skagit County Auditor

EXHIBIT A

Lot 1, SKAGIT COUNTY SHORT PLAT NO. MV-5-92, approved June 19, 1992 and recorded June 30, 1992, under Auditor's File No. 9206300155, in Volume D of Short Plats, page 94, records of Skagit County, Washington, being a portion of the North Half of the Southeast Quarter of the Northwest Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

SUBJECT TO:

1. Easement delineated on the face of said short plat;
For: Utilities
Affects: West 7 feet of said premises
2. Easement delineated on the face of said short plat;
For: Sewer
Affects: East 15 feet of said premises
3. Notes on the face of said short plat;
 - A. Short plat number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of private roads shall be the responsibility of the lot owners.
 - C. Zoning – R-3.
 - D. Water – Skagit County P.U.D. No. 1.
 - E. Sewer – City of Mount Vernon sewer system.
 - F. The subject property may be affected by easements or restrictions contained in instruments filed in Auditor's File No. 391034, records of Skagit County, Washington.
4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to all public and utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and cablevision service. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein.



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