

AFTER RECORDING MAIL TO:

Gary Grimnes
4815 Sharpe Road
Anacortes, WA 98221



200205240188
Skagit County Auditor

5/24/2002 Page 1 of 4 3:53PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-101243-E

Statutory Warranty Deed

Grantor(s): The Sharon Mann Living Trust
Grantee(s): Gary Grimnes, Susan Grimnes
Abbreviated Legal: Ptn NE 1/4 SE 1/4, 11-34-1 E W.M. aka Lots C & D of SP No. 47-80
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P19185/340111-4-001-0403, P19184/340111-4-001-0304

THE GRANTOR SHARON K. MANN, sole Trustee, or her successors in trust, under THE SHARON MANN LIVING TRUST, dated September 29, 1992, and any amendments thereto for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARY GRIMNES and SUSAN GRIMNES, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit A

See Attached Exhibit B

Dated this 21st day of May, 2002

By The Sharon Mann Living Trust

By Sharon K. Mann, Sole Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

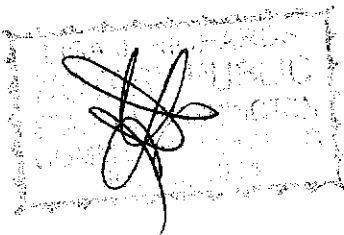
MAY 24 2002

Amount Paid \$ 3,306.74
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon K. Mann signed this instrument, on oath stated that she authorized to execute the instrument and acknowledged it as the Trustee of The Sharon Mann Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 24, 2002



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2004

Exhibit A

Parcel "A":

Lot "C" of Revised Short Plat No. 47-80, approved April 7, 1983, recorded April 7, 1983, in Book 6 of Short Plats, page 54, as Auditor's File No. 8304070019, records of Skagit County, Washington; and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East, W.M.

TOGETHER WITH an easement for the placement, maintenance and use of a water line, including the rights of ingress and egress along said easement, which runs from the well described in Skagit, County Building and Planning Department Permit No. W00-0006, located on Lot "D", to any future building located on Lot "C". Said easement includes water rights for use of aforementioned well as established in instrument recorded March 6, 2000, under Auditor's File No. 200003060082.

Situate in the County of Skagit, State of Washington.

Parcel "B":

Lot "D" of Revised Short Plat No. 47-80, approved April 7, 1983, recorded April 7, 1983, in Book 6 of Short Plats, page 54, as Auditor's File No. 8304070019, records of Skagit County, Washington; and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

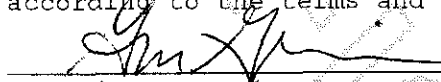


200205240188
Skagit County Auditor

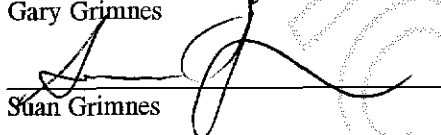
Exhibit B

SUBJECT TO: Easement for ingress and egress and utilities, dated July 27, 1975, recorded August 7, 1975, under Auditor's File No. 821627; Notes contained on the face of said Short Plat; Limited easement for ingress, egress and installation, dated April 20, 1989, recorded May 5, 1989, under Auditor's File No. 8905050028; Low flow mitigation summary, recorded March 6, 2000, under Auditor's File No. 200003060081; Declaration of Easement for water line, dated March 3, 2000, recorded March 6, 2000, under Auditor's File No. 200003060082.

ALSO SUBJECT TO: A Deed of Trust, including the terms and conditions thereof, between Sharon K. Mann, as Grantor and Conseco Finance Servicing Corp., as Beneficiary, dated November 19, 1999, recorded November 29, 1999, under Auditor's File No. 199911290004, which now has an assumption balance of \$216,126.83. The execution of this document represents the acceptance of the terms which grantee herein, agrees to assume and continue to pay according to the terms and conditions.



Gary Grimnes



Stan Grimnes



200205240188

Skagit County Auditor

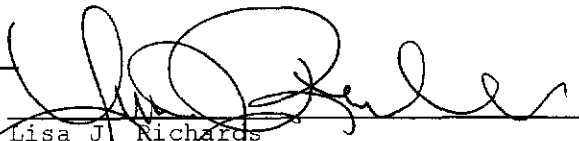
ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Gary Grimnes and Susan Grimnes
are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: May 24, 2002



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2004

