

AFTER RECORDING MAIL TO:
William A. Shields
P.O. Box 696
Concrete, WA 98237



200205280001

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101084-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Gerald W. Wood, Robin H. Wood
Grantee(s): William A. Shields, Wendy R. Shields
Abbreviated Legal: Lot 7, LONESTAR'S ADDITION TO THE CITY OF CONCRETE, PLAT OF,
records of Skagit County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4628-000-007-0006/P104841

THE GRANTOR GERALD W. WOOD and ROBIN H. WOOD, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to William A. Shields and Wendy R. Shields, husband
and wife
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

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

#2093
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 10th day of May, 2002

By Gerald W. Wood
Gerald W. Wood

By MAY 28 2002

By Robin H. Wood
Robin H. Wood

Amount Paid \$ 1055.00
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald W. Wood & Robin H. Wood
is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 17, 2002

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

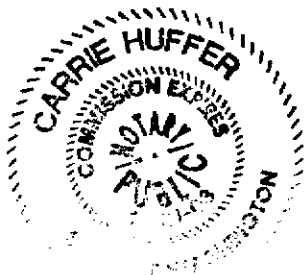


Exhibit A

Tract 7, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", as per plat recorded in Volume 15 of Plats, pages 163 through 166, inclusive, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the existing driveway on Tract 6 of said plat immediately adjacent to the East. Said driveway is an existing driveway that currently serves both Tract 6 and 7, and shall continue to serve said tracts. Said easement shall be limited to a width not to exceed 20 feet in width in an Easterly-Westerly direction and not to exceed 85 feet in length in a Northerly-Southerly direction from the Northerly lines of Main Street.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

S-101084-E

EXCEPTIONS:

A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

B. Covenants and restrictions as shown on face of plat, as follows:

1. Water and sewer service connections are not provided for every lot within this plat. Lot owners shall be required to contact and coordinate these service connections with the City of Concrete Public Works Department.
2. Lot owners shall be required to obtain an access permit from the City of Concrete for all access locations in both residential and commercial lots.
3. Development of commercial tracts within this plat shall be subject to the review and approval of the City of Concrete Planning Commission and Council.

C. Easements as shown on the plat, as follows:

An easement is hereby reserved for and granted to City of Concrete, Puget Sound Power & Light Co., General Telephone Co of the Northwest, Inc., Cascade Natural Gas Corp. and Summit Cablevision of Washington, Inc. and their respective successors and assigns under and upon the dedicated streets and avenues shown hereon and other utility easements shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with 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 the unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

D. Fence Line Encroachment as shown on face of plat.



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