

AFTER RECORDING MAIL TO:
Michael Wade Jr.
33014 English Grade Road
Stanwood, WA 98292

200207180008
Skagit County Auditor
7/18/2002 Page 1 of 5 9:00AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101652-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Clifford R. Mulberg, Duane M. Penning, Richard E. Ferrell, Ruth D. Ferrell, Donald S. Gerard, M. Arlene Gerard

Grantee(s): Michael Wade Jr., Melinda D. Wade

Abbreviated Legal: Lot 9-12, 17, 23, 39-42, 44, 46, 47, 49-50, 57-58, 62-63
CAREFREE ACRES, & Lot 7 Staffords Skagit River Tracts; ptn SE1/4 SW 1/4 &
Gov. Lot 6, 23-35-10 E W.M./3870-000-047-0006 P63528, 3870-000-049-0004 P63530

Additional legal(s) on page: 2 & 3/ 3870-000-044-0009 P63525, 3870-000-046-0007 P63527

Assessor's Tax Parcel Number(s): 4020-000-007-0001/P69746, 3870-000-009-0002/P63490,
3870-000-010-0009/P63491, 3870-000-011-0008/P63492, 3870-000-012-0007/P63493

3870-000-017-0002 P63498, 3870-000-023-0004 P63504, 3870-000-039-0006 P63520
3870-000-040-0003 P63521, 3870-000-041-0002 P63522, 3870-000-042-0001 P63523*

THE GRANTOR

CLIFFORD R. MULBERG, a married man as his sep. prop. & Duane M. Penning, an
unmarried man, as their interests may appear as to Parcel "A"; CLIFFORD
R. MULBERG, a married man as his sep. prop. as to Parcel "B"; RICHARD E.
FERRELL and RUTH D. FERRELL, husband and wife, as to Parcels "C"
and "D"; DONALD S. GERARD and M. ARLENE GERARD, husband and wife,
as to Parcels "E" and "F"; and DUANE PENNING, an unmarried man
as to Parcels "G" and "H".

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MICHAEL WADE JR. and MELINDA D. WADE, 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

Dated this 3rd day of July, 2002

By Clifford R. Mulberg
Clifford R. Mulberg

By Duane M. Penning
Duane M. Penning/ Duane Penning

By Richard E. Ferrell
Richard E. Ferrell
By Ruth D. Ferrell
Ruth D. Ferrell
By _____
Donald S. Gerard
By _____
M. Arlene Gerard

STATE OF WASHINGTON

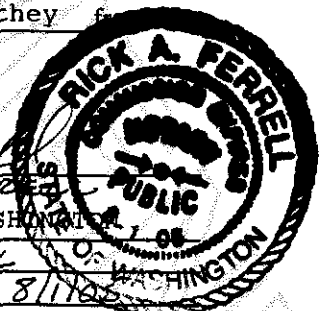
County of Skagit King } SS:

*Donald S. Gerard & M. Arlene Gerard

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, Duane M. Penning
Richard E. & Ruth D. Ferrell & * is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they s
voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 16, 2002

Rick A. Ferrell
Carrie Huffer RICK A. FERRELL
Notary Public in and for the State of WASHINGTON
Residing at Burlington BOTHELL
My appointment expires: 12/31/2003 8/1/02



*3870-000-050-0003 P63531, 3870-000-057-0003 P63538, 3870-000-058-0002 P63539,
3870-000-062-0006 P63543, 351023-3-002-0002 P45527 3870-000-063-0005 R63544

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3870-000-040-0003 P63521, 3870-000-041-0002 P63522, 3870-000-042-0001 P63523*

THE GRANTOR

CLIFFORD R. MULBERG, a married man as his sep. prop. & Duane M. Penning, an unmarried man, as their interests may appear as to Parcel "A"; CLIFFORD R. MULBERG, a married man as his sep. prop. as to Parcel "B"; RICHARD E. FERRELL and RUTH D. FERRELL, husband and wife, as to Parcels "C" and "D"; DONALD S. GERARD and M. ARLENE GERARD, husband and wife, as to Parcels "E" and "F"; and DUANE PENNING, an unmarried man, as to Parcels "G" and "H".

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL WADE JR. and MELINDA D. WADE, 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

Dated this 3rd day of July, 2002

By

Clifford R. Mulberg

By

Duane M. Penning/ Duane Penning

STATE OF WASHINGTON

County of Skagit

SS:

By

Richard E. Ferrell

By

Ruth D. Ferrell

By

Donald S. Gerard

By

M. Arlene Gerard

*Donald S. Gerard & M. Arlene Gerard

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, Duane M. Penning, Richard E. & Ruth D. Ferrell & 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: July 15th, 2002

Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003

*3870-000-050-0003 P63531, 3870-000-057-0003 P63538, 3870-000-058-0002 P63539,
3870-000-062-0006 P63543, 351023-3-002-0002 P45527 3870-000-063-0005 R63544



Exhibit A

PARCEL "A":

Tract 7 of "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS", as per plat recorded in Volume 9 of Plats, page 103, records of Skagit County, Washington;

EXCEPT all oil, coal, gas and minerals as reserved in deed dated August 29, 1949, and recorded September 6, 1949, under Auditor's File No. 435450;

TOGETHER WITH non-exclusive easement for ingress, and egress over and across the following described tract:

1. All private roadways designated as Tracts "A", "B", and "C" as shown on the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
2. The Westerly 60 feet of Tract 8 (as measured at right angles to the West line of said lot) of said "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
3. A 60 foot strip of land running over and across Government Lots 5 and 6 and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 10 East, W.M., connecting said above described main tracts to those certain easements in the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", above described as more particularly shown on the face of said "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS".

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lots 46, 47, 49 and 50, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lots 9 and 10, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying between the Northerly extension of the Easterly line of Lot 9 and the Northerly extension of the Westerly line of Lot 10 of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lots 17, 44 and 58, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

Lot 12, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.



TOGETHER WITH that portion of the Southeast ¼ of the Southwest ¼ and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying Westerly of the Northerly extension of the Easterly line of Lot 12 of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

Lots 40, 41, 42 and 57, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

Lot 11, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast ¼ of the Southwest ¼ and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying between the Northerly extension of the Easterly and Westerly lines of Lot 11 of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

Lots 23, 39, 62 and 63, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

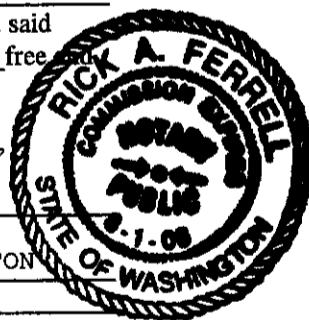
Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON }
County of King } SS:

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, Duane M. Penning, Richard E. Ferrell, Ruth D. Ferrell 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 voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 16, 2002

Rick A. Ferrell
RICK A. FERRELL
Notary Public in and for the State of WASHINGTON
Residing at BOTTHELL
My appointment expires: 8/1/05



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3346

JUL 18 2002

Amount Paid \$ 550.00
Skagit Co. Treasurer
By Deputy



200207180008
Skagit County Auditor

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed By: Wm. H. Kimball, David N. Richardson and Charles Blair, Trustees of the stockholders of The Sound Timber Company, a corporation
Dated: August 29, 1949
Recorded: September 6, 1949
Auditor's No.: 435450
As Follows: "EXCEPTING THEREFROM, and reserving unto the Grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon, or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Elisabeth A. Andrews and Jeanne E. Morrison
Purpose: For ingress and egress
Area Affected:

a. All of the private roadways designated as Tracts A, B, and C, as shown on the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Wash.

b. The Westerly 60 feet of Lot No. 8 (as measured at right angle to the West lines of said Lot) of the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Wash.

c. A 60 foot roadway easement, over and across the Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Government Lot 6, and Government Lot 5, all in Section 23, Township 35 North, Range 10 East, W.M., the alignment of said easement to be particularly described following an actual survey of said 60 foot road.

Dated: July 30, 1965
Recorded: August 5, 1965
Auditor's No.: 669878

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Utilities
Reserved By: Jed Land Co., Inc.
Recorded: September 14, 1964
Auditor's No.: 655842
Affects: A 5 foot strip adjoining the roadway

D. Construction and maintenance obligations as set forth in the Plat of Carefree Acres, as follows:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the Plat and of any additional plats that may be served by those roads, streets and alleys."

E. TERMS AND CONDITIONS OF VARIANCE FOR NON-AGGREGATION OF SUB-STANDARD LOTS, AS FOLLOWS:

Recorded: July 25, 1984
Auditor's No.: 8407250023

F. COVENANTS, CONDITIONS AND RESTRICTIONS IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated: July 15, 1992
Recorded: August 18, 1992
Auditor's No.: 9208180055

G. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

H. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.



200207180008
Skagit County Auditor