

AFTER RECORDING MAIL TO:

Peter Bird
13657 Goodman Lane
Anacortes, WA 98221



200208200070

Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00155-02

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Dina T. Wright

A70021E

Grantee(s): Peter David Bird and Nicole A. Bird

Abbreviated Legal:

Section 12, Township 34, Range 1, Ptn. SW aka Lot 1 of Short Plat 61-89

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340112-0-035-0111 P19257

THE GRANTOR Dina T. Wright, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter David Bird and Nicole A. Bird, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Section 12, Township 34, Range 1, Ptn. SW aka Lot 1 of Short Plat 61-89

Dated August 19, 2002

Dina T. Wright
Dina T. Wright

3803
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 20 2002

Amount Paid \$ 6120.00
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington)
County of Skagit Island) SS:

I certify that I know or have satisfactory evidence that **Dina T. Wright**

is/are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 19, 2002

Sharon Garrard

Sharon Garrard

Notary Public in and for the State of Washington

Residing at *Oak Harbor*

My appointment expires: 2-10-2006



Commitment No. A70031

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 1 of Skagit County Short Plat No. 61-89, as approved April 23, 1990 and recorded May 9, 1990 in Volume 9 of Short Plats, page 222, under Auditor's File No. 9005090045, records of Skagit County, Washington, being a portion of Revised Skagit County Short Plat No. 55-80, in Government Lot 3 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 1 East, W.M.



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Schedule "B-1" Exceptions

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: August 14, 1979
Auditor's No. 7908140012
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Along private road

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 61-89
Recorded: May 9, 1990
Auditor's No: 9005090045
(Copy attached)

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Daniel J. Wright and Dina Wright
And: Skagit County
Recorded: October 2, 1992
Auditor's No: 9210020001
Regarding: Alternative Sewage System Installations

D. TERMS AND CONDITIONS OF WATER SYSTEM STATUS REPORT:

Dated: April 19, 1993
Recorded: April 19, 1993
Auditor's No.: 9304190112
(COPY ATTACHED)



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