



200208300199

Skagit County Auditor

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WHEN RECORDED RETURN TO
ELIZABETH ANN WILSKIE
3122 LILY LAKE ROAD
BOW, WASHINGTON 98232



CHICAGO TITLE INSURANCE COMPANY

5100077

ISLAND TITLE CO. STATUTORY WARRANTY DEED

C22776

Dated: AUGUST 22, 2002

THE GRANTOR

DONNA M. WHITE, AN UNMARRIED PERSON

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ELIZABETH ANN WILSKIE, AN UNMARRIED PERSON, AND MICHAEL EVANGER, AN UNMARRIED PERSON

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

Tax Account Number(s):
360324-2-006-0502

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF AS EXHIBIT A

SP#111-77 TRACT 11

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

4048
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 30 2002

Amount Paid *2859.21*
Skagit Co. Treasurer
By *[Signature]* Deputy

[Signature]
DONNA M. WHITE

EXHIBIT "A"

PARCEL A:

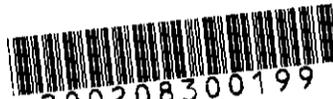
Tract 11 of SKAGIT COUNTY SHORT PLAT NO. 117-77 entitle "Deer Trails" as approved August 1, 1977, and recorded August 2, 1977, in Volume 2 of Short Plats, pages 97 and 98, under Auditor's File No. 861848, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 24, Township 36 North, Range 3 East of the Willamette Meridian.

PARCEL B:

A easement for ingress and egress over and across Tract A of said Skagit County Short Plat No. 117-77 as approved August 1, 1977, and recorded August 2, 1977, in Volume 2 of Short Plats, pages 97 and 98, under Auditor's File No. 861848, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 24, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5100077

Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 24, 1978

Auditor's No.: 884317, records of Skagit County, Washington

Executed By: Robert M. Curley

As Follows: The purchaser shall not waste or strip the property and shall not without the permission of seller, place signs of any character, including for sale, lease or for rent signs, on any part of the property. The purchaser agrees to use said property for residential purposes only and to destroy only those trees and vegetation as reasonably necessary for the construction and use of the property for that purpose.

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 13, 1981

Auditor's No(s): 8107130052, records of Skagit County, Washington

Executed By: Robert M. Curley

As Follows: Seller reserves all rights to oil, gas and minerals in said land

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

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the creek or due to said creek having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the unnamed creek, if navigable.

Terms and conditions of Development Moratorium on Non-Forestry Use of Land

Recorded: December 31, 1998

Auditor's No.: 9812310028, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 30, 1964

Auditor's No(s): 646057, records of Skagit County, Washington

For: Pipe line or pipe lines

Affects: Exact location undisclosed

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5100077

Easement provisions contained on the face of said short plat, as follows:

A non-exclusive easement together with the right to enter thereon at any time is hereby reserved for and granted to Puget Sound Power and Light Company, their successors or assigns, General Telephone Company, their successors or assigns, and any other utility service, public or private, their successors or assigns, to construct, maintain, alter, or replace utility services over, under, and across that particular 60 foot wide parcel of land denoted as Tract A on sheet 2 of this subdivision, and/or shown on plat for existing or further easements.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 29, 1984

Auditor's No(s): 8408290015, records of Skagit County, Washington

In favor of:

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: As constructed on the South 10 feet of the North 180 feet of the West 10 feet of the East 40 feet of the said premises

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 10, 1980

Auditor's No(s): 8010100055, records of Skagit County, Washington

In favor of: All lot owners in large lot subdivision in Skagit County

For: Ingress, egress and utilities

Affects: Parcel B

Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: April 3, 1978

Auditor's No.: 876626, records of Skagit County, Washington

Executed By: Robert M. Curley

Exceptions and reservations as contained in instrument;

Recorded: July 24, 1978

Auditor's No.: 884137, records of Skagit County, Washington

Executed By: Robert M. Curley

As Follows: Seller reserves all rights to oil, gas, and minerals in said land

EXHIBIT/RDA/0999



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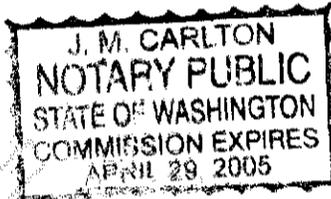
STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THIS 28th DAY OF August, 2002 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED Donna M White
KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT she SIGNED AND SEALED THE SAME AS her FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

J M Carlton
NOTARY SIGNATURE

PRINTED NAME J M Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Edwards
MY COMMISSION EXPIRES ON 4-29-05.



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