

AFTER RECORDING MAIL TO:

James J. Szarama
VAQ 129 WC 13B
Oak Harbor, WA 98278



200209190137

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102641-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Lloyd Chambers

Grantee(s): James J. Szarama

Abbreviated Legal: Lot 2 of SP 145-79 in 7-35-8 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350807-0-010-0804/P43476

THE GRANTOR LLOYD B. CHAMBERS, an unmarried man
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JAMES J. SZARAMA, a single person
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.

4344
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 19 2002

Dated this 12th day of September, 2002

By Lloyd Chambers
Lloyd Chambers

By Deputy
Amount Paid \$191.25
Skagit County Treasurer
Deputy

By _____ By _____

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Lloyd B. Chambers
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that he signed this instrument and acknowledged it to be he free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 19th, 2002

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



Exhibit A

PARCEL "A":

Tract 2 of that certain 5 acre Parcel Survey Map No. 145-79, entitled, "Alterra Park, Div. No. 1", approved September 17, 1980, recorded September 26, 1980 in Book 4 of Short Plats, page 182, under Auditor's File No. 8009260003 and being a portion of the East ½ of Section 7, Township 35 North, Range 8 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided one sixteenth interest in the following described tracts:

Tract "A" (Piscatore Lane and Vista Verde Lane) of that certain 5 acre Parcel Survey Map No. 145-79, entitled, "Alterra Park, Div. No. 1", approved September 17, 1980, recorded September 26, 1980 in Book 4 of Short Plats, page 182, under Auditor's File No. 8009260003 and being a portion of the East ½ of Section 7, Township 35 North, Range 8 East, W.M.

Tract "B" (Community River Access) of Short Plat No. 517-80, approved October 26, 1982, recorded October 27, 1982, in Book 6 of Short Plats, page 21, under Auditor's File No. 8210270014, records of Skagit County, Washington, being a portion of the East ½ of Section 7, Township 35 North, Range 8 East, W.M.

Situate in the County of Skagit, State of Washington.

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EXCEPTIONS:

A. Any questions that may arise due to the shifting or changing in course of the Skagit River.

B. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 8007030123, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and provided that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. Access easement as delineated on the face of 5 acre Survey No. 145-79.

D. Possible rights of third parties to use the private roads as said roads are delineated on the face of said 5 acre Survey No. 145-79.

E. Provisions set forth on the face of 5 acre Survey No. 145-79, as follows:

1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing this plat. The buyer should inquire and investigate as to availability of said water;
2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
3. Short Plat Number and date of approval shall be included in all deeds and contracts;
4. Zoning - Residential;
5. Sewage Disposal - Individual systems;
6. Water - Individual wells;
7. Tract "A" will be used as access and utility easement for all lots in this plat and future addition to this plat.

F. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Skagit River.



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