

AFTER RECORDING MAIL TO:
Heather Jane Ayre
800 Finley Lane
LaConner, WA 98257

200209200133
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102543-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Stanley A. Miller, Lelsie E. Miller
Grantee(s): Heather Jane Ayre
Abbreviated Legal: ptn SE 1/4 SE 1/4, 36-34-2 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340236-4-022-0000/P20878, 340236-0-023-0100/P113121

THE GRANTOR STANLEY A. MILLER and LESLIE E. MILLER, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to HEATHER JANE AYRE, a single woman
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.

4370
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 17th day of September, 2002

By Stanley A. Miller
Stanley A. Miller

SEP 20 2002
By 6273.00
Amount Paid to
Skagit Co. Treasurer
By HP Deputy

By Leslie E. Miller
Lelsie E. Miller

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Stanley A. Miller & Leslie E. Miller 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: September 18th 2002

Jermaine Nguyen
Notary Public in and for the State of WASHINGTON
Residing at SEATTLE
My appointment expires: 3/29/05

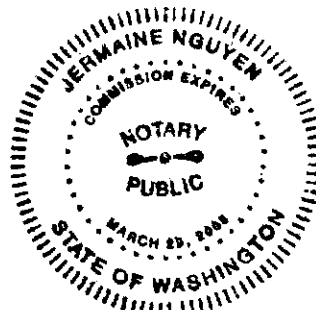


Exhibit A

PARCEL "A":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 27, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;
thence South 59 degrees 48' East, 200 feet;
thence South 30 degrees 12' West, 150 feet;
thence North 59 degrees 48' West, 200 feet to the East line of said "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.";
thence North 30 degrees 12' East, 150 feet to the point of beginning.

TOGETHER WITH rights of ingress, egress and utilities over the common areas of Finley Lane Townhouse Condominium as described and/or modified in instruments recorded July 23, 1996, and February 5, 1998, under Auditor's File Nos. 9607230041, 9802050056 and 9802050057.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Block 29, "SYNDICATE ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, which point is South 30 degrees 12' West a distance of 124.9 feet from the Northeast corner thereof;
thence South 59 degrees 48' East a distance of 250.00 feet;
thence North 30 degrees 12' East a distance of 474.90 feet to the true point of beginning;
thence North 59 degrees 48' West a distance of 50 feet, more or less, to the Northeast corner of a tract conveyed to Stanley A. Miller, etux, by deed recorded July 23, 1996, under Auditor's File No. 9607230040;
thence South 30 degrees 12' West, along the Easterly line of said Miller tract, a distance of 150.00 feet, more or less, to the Southeast corner thereof;
thence South 59 degrees 48' East a distance of 50.00 feet;
thence North 30 degrees 12' East a distance of 150.00 feet to the true point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines for the transportation of oil, gas, and the products thereof
Area Affected: As now staked and located
Dated: September 14, 1992
Recorded: September 25, 1992
Auditor's No.: 9209250129

B. Maintenance Covenant contained in Agreement to modify Easement rights as recorded February 5, 1998, under Auditor's File No. 9802050057, as follows:

"The Association shall maintain, repair, improve and replace the Easement Area as necessary to keep it in good condition for the mutual use and benefit of the Owners, so that it may properly serve normal residential use of both Parcels, including use by public or private emergency vehicles, which are specifically permitted access to and across the Easement Area hereinafter defined. Miller shall be responsible only for damages to the Easement Area caused by Miller above and beyond ordinary wear and tear on the driveway surface."

C. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: July 7, 1998
Auditor's No.: 9807070076
Executed By: Sam Cram and Jean Cram
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."
(Affects Parcel "B")



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