

WHEN RECORDED RETURN TO:

Name: Greg Peck
Address: PO Box 527
City, State, Zip Burlington, WA 98233

200209200175
Skagit County Auditor
9/20/2002 Page 1 of 2 3:56PM

Chicago Title Insurance Company

STATUTORY WARRANTY DEED

THE GRANTOR HENRY B MASON, JR AND TAMI L MASON,
Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to GREGORY A PECK AND MICHELE A PECK,
Husband and Wife

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

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 95-033, APPROVED
DECEMBER 13, 1995, RECORDED DECEMBER 13, 1995, IN
VOLUME 12 OF SHORT PLATS, UNDER AUDITOR'S FILE NO.
9512130040, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST
OF THE WILLAMETTE MERIDIAN.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND
RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS
REFERENCE MADE A PART HEREOF.

Tax Account Number P108653
350332-1-009-0300 DATED September 19th, 2002

Henry B. Mason Jr.
Henry B Mason, Jr
Tami L Mason
Tami L Mason

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
A 4380
SEP 20 2002

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
Amount Paid \$ 918.00
Skagit Co. Treasurer
By [Signature] Deputy

On this day personally appeared before me

Henry B Mason, Jr and Tami L Mason
to me known to be the individual described in and who
executed the within and foregoing instrument, and
acknowledged that they signed the
same as their free and voluntary
act and deed, for the uses and purposes therein
mentioned.

GIVEN under my hand and official seal this
19th day of September, 2002.

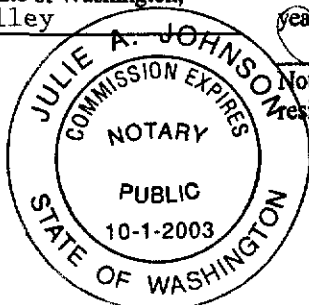
[Signature]
Notary Public in and for the State of Washington,
residing at Sedro-Woolley

On this 20TH day of SEPTEMBER, 2002
before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared

and
to me known to be the _____ President and
Secretary, respectfully, of _____
the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that _____ authorized to execute the
said instrument and that the seal affixed is the corporate seal of said
corporation.

Witness my hand and official seal hereto affixed the day and
year first above written.

[Signature]
Notary Public in and for the State of Washington,
residing at Sedro-Woolley, WA



SCHEDULE B-001

1. Notes as disclosed on the face of said short plat;
 - A. Short plat number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of private roads shall be the responsibility of lot owners.
 - C. Zoning – Residential Reserve (RR).
 - D. Public Utility District No. 1 of Skagit County.
 - E. Sewer – Individual on-site sewage systems – Alternative systems are proposed for Lots 1 through 4 of this Short Plat which may have special design, construction and maintenance requirements, see Health Officer for details.
 - F. The subject property may be affected by easements or restrictions recorded in instruments listed as follows: Volume 25 of Commissioners Journal Page 19; Order of Vacation, Commissioners File No. 13,731.
 - G. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application determined to be within an official designated boundary of a Skagit County Fire District.
 - H. Change in location of access, may necessitate a change of address. Contact Skagit County Public Works.
 - I. All maintenance of the drainage facilities shall be the responsibility of the home owners association. Skagit County may utilize the plat easements to perform inspections and/or emergency maintenance. All maintenance performed by Skagit County shall be at the expense of the Home Owners Association, as per Skagit County Drainage Ordinance No. 14.26.
2. Terms, conditions, and restrictions of that instrument entitled Native Growth Protection;
Recorded: January 16, 2002
Auditor's No(s): 200201160106, records of Skagit County, Washington
3. Terms, conditions, and restrictions of that instrument entitled Sewage System Agreement;
Recorded: September 5, 2001
Auditor's No(s): 200109050082, records of Skagit County, Washington
4. Wetlands as disclosed by instrument;
Recorded: January 16, 2002
Auditor's File No.: 200201160106, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



200209200175

Skagit County Auditor