

AFTER RECORDING MAIL TO:
Alan T. Stephens
4727 Monte Vista Place
Mount Vernon, WA 98273



200211060012
Skagit County Auditor
11/6/2002 Page 1 of 2 8:57AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103718-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James F. Friedrichs
Grantee(s): Alan T. Stephens, Karen J. Stephens
Abbreviated Legal: a ptn of SE 1/4 of NE 1/4, 6-33-5 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 330506-1-003-0401/P17958

THE GRANTOR JAMES F. FRIEDRICHS, who acquired title as **JIM FRIEDRICHS**, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **ALAN T. STEPHENS** and **KAREN J. STEPHENS**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 33 North, Range 5 East, W.M. (shown as Lot 14 of that certain plat filed in Book 1 of Surveys, page 113, under Auditor's File No. 809880, records of Skagit county, Washington).

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 5th day of November, 2002

By James F. Friedrichs
James F. Friedrichs

#5226
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By _____

NOV 06 2002

STATE OF WASHINGTON }
County of Skagit } SS:

Amount Paid \$ 156825
Skagit Co. Treasurer
By [Signature] Deputy

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

Dated: November 5th, 2002

[Signature]

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



EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line
In Favor Of: Pacific Northwest Pipeline Corporation
Recorded: September 14, 1956
Auditor's No.: 54189
Affects: Exact location undisclosed on the record

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN VARIOUS INSTRUMENTS OF RECORD AND AS DELINEATED ON THE FACE OF THE SURVEY.

For: Non-exclusive easement for ingress, egress and utilities
In Favor Of: Numerous parties of record
Instrument: Numerous documents of record
Affects: The South 30 feet

C. Provisions, conditions and restrictions set forth in various instruments of record which may be notice of a general plan, as follows:

"With reference to the 60 foot non-exclusive easement for road and utility purposes granted and also reserved herein, the purchasers herein acknowledge that the seller herein shall have unlimited power to grant a similar right to other parties, which said other parties need not be purchasers from the seller of a tract or tracts in the subdivision of land out of which the purchaser herein is a buyer. Further, the purchaser herein agrees to join with the seller in a deed to Skagit County for road purposes of that portion of said 60 foot easement that traverses the main tract herein being sold and does further nominate and appoint Robert W. Denham, the general partner for the aforesaid seller, as the said purchaser's Attorney-in-fact for the purpose of making said conveyance at such time as Skagit County will agree to accept the same.

No tent, (except for camping or temporary use) shack, shed, temporary building, or any unsightly structure, shall be erected on the tract herein purchased, and if any temporary structure if erected, it shall be and appear as a completed structure from the outside, and within six months from date of commencement of building, and shall not detract from the general appearance of the entire area."



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UNRECORDED