

AFTER RECORDING MAIL TO:  
Mr. Kevin Muzzuco  
839 Gilkey Road East  
Burlington, WA 98233



200212060198  
Skagit County Auditor

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ISLAND TITLE CO.

C24772

## STATUTORY WARRANTY DEED

Escrow No. 220846  
Title Order No. C-24772

**THE GRANTOR** Mack F. McEuen and Kathryn A. McEuen, Husband and Wife

for and in consideration of **Ten Dollars** and other good and valuable consideration  
in hand paid, conveys and warrants to **Kevin Muzzuco, A single man as his separate estate**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

**Legal Description (abbreviated):** Tract B-1, SP 49-80; and ptn Tract A, SP 59-77  
additional legal(s) on page A

**Assessor's Property Tax Parcel/Account Number(s):** 3867-000-073-0404

**SUBJECT TO:** Subject To's are attached hereto and by this reference made a part hereof.

Dated: November 11, 2002

Mack F. McEuen  
Mack F. McEuen

#5707  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Kathryn A. McEuen

DEC 06 2002

3066<sup>00</sup>

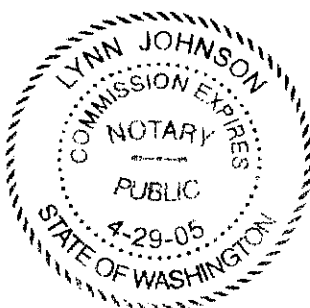
State of Washington

County of Skagit

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

I certify that I know or have satisfactory evidence that Mack F. McEuen and Kathryn A. McEuen is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/12/02



[Signature]  
Notary Public in and for the State of Washington  
Residing at Leah Stevens  
My appointment expires 4-29-05

## Subject TO:

Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: November 5, 1980  
Auditor's No(s): 8011050011, records of Skagit County, Washington  
For: Drainage  
Affects: Parcel B

Notes contained on the face of Short Plat No. 49-80, as follows:

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.

Short Plat number and date of approval shall be included in all deeds and contracts.

Zoning - Residential.

Sewage Disposal - Individual septic system.

Water - P.U.D. No. 1.

Notes contained on the face of Short Plat No. 59-77, as follows:

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.

Short Plat number and date of approval shall be included in all deeds and contracts.

Zoning - Agricultural.

Sewage Disposal - Individual septic system.

Water - P.U.D. No. 1.



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*Legal Description*  
EXHIBIT "A"

PARCELA:

Tract B-1 of SHORT PLAT NO. 49-80 as approved May 27, 1980, and recorded May 27, 1980, in Volume 4 of Short Plats, page 98, under Auditor's File No. 8005270028, records of Skagit County, Washington; being a portion of the West Three-Quarters of the West Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

PARCEL B:

That portion of Tract A of SHORT PLAT NO. 59-77 as approved September 9, 1977, and recorded in Volume 2 of Short Plats, page 119, under Auditor's File No. 864775, records of Skagit County, Washington; being a portion of the West Three-Quarter of the West Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said tract, which is the true point of beginning;  
thence Westerly along the North line of said tract 60.83 feet;  
thence Southerly along a line parallel with the East line of said plat a distance of 75.01 feet;  
thence Easterly parallel with the North line of said Short Plat 60.83 feet;  
thence Northerly 75.01 feet to the point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

