

AFTER RECORDING MAIL TO:
Riverland LLC
33014 English Grade Road
Stanwood, WA 98292



200302280146

Skagit County Auditor

2/28/2003 Page 1 of 2 11:32AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105365-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Johnny R. Hall
Grantee(s): RIVERLAND LLC
Abbreviated Legal: LOTS 5
Assessor's Tax Parcel Number(s): 3870-000-005-0006/P63487, P63487, 3870-000-006-0005/P102288, P102288

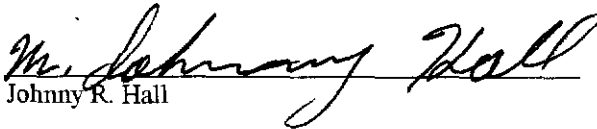
THE GRANTOR JOHNNY R. HALL, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RIVERLAND LLC the following described real estate, situated in the County of Skagit, State of Washington.

Lots 5 and 6, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 62, 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 February 26, 2003


Johnny R. Hall

905
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2003


Amount Paid \$ 76.50
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Johnny R. Hall
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 28, 2003




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, AS RESERVED IN INSTRUMENT HEREIN SET FORTH:

For:	Utilities
Reserved By:	Jed Land Co., Inc.
Recorded:	September 14, 1964
Auditor's No.:	655842
Affects:	A 5 foot strip adjoining the roadway

- B. Construction and Maintenance obligations set forth on the face of the Plat as follows:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to the plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the county road system, it is hereafter agreed by said lot owners that the roads involved shall first be constructed to prevailing county standards and to the county engineers approval by said lot owners."

- C. TERMS AND CONDITIONS OF VARIANCE FOR NON-AGGREGATION OF SUB-STANDARD LOTS, AS FOLLOWS:

Recorded:	July 25, 1984
Auditor's No.:	8407250023

- D. COVENANTS, CONDITIONS AND RESTRICTIONS IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated:	July 15, 1992
Recorded:	August 18, 1992
Auditor's No.:	9208180055

J. H.



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