

WHEN RECORDED RETURN TO:

Name: RICHARD T. & CARYL M. GABRIELSON
Address: 17173 WEST BIG LAKE BLVD.
City, State, Zip MOUNT VERNON, WA 98274



200305050372

Skagit County Auditor

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WASHINGTON TITLE COMPANY
15 South Grady Way, Suite 120, Renton, Washington 98055

CHICAGO TITLE CO.

C 26697

STATUTORY WARRANTY DEED

THE GRANTOR JOAN LAMSON CAMPBELL, AN UNMARRIED WOMAN, AS HER SEPARATE ESTATE,

for and in consideration of TEN DOLLARS AND OTHER GODD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to RICHARD T. GABRIELSON AND CARYL M. GABRIELSON, HUSBAND AND WIFE,

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

ABBREVIATED LEGAL: PTN. TRACT 62, LAKEVIEW TRACTS. FULL LEGAL DISCLOSED ON EXHIBIT "A", WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

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

DATED APRIL 28TH, 2003.

Tax Account Number: 3941-000-062-0001

Joan Lamson Campbell
JOAN LAMSON CAMPBELL

2134
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 05 2003

STATE OF WASHINGTON)

ss.

COUNTY OF Skagit)

COUNTY OF _____)

Amount Paid \$ 6502.50
By Skagit Co. Treasurer

On this day personally appeared before me

Joan Lamson Campbell

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of April, 2003, 19.

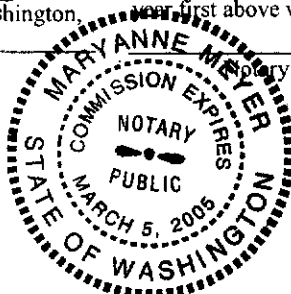
Mary Anne Meyer
Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Mary Anne Meyer

On this _____ day of _____, 19____, 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.

Notary Public in and for the State of Washington,
residing at _____



STATE OF WASHINGTON)

EXHIBIT "A"

Tract 62, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington;

EXCEPT that portion thereof lying South of that certain fence line as depicted in Survey recorded April 4, 1991, under Auditor's File No. 9104040018 in Volume 11 of Surveys, page 19, records of Skagit County, Washington, and as further defined and set forth in that certain "Boundary Line Adjustment" recorded November 17, 1992, under Auditor's File No. 9211170041, records of Skagit County, Washington.

Situated in Skagit County, Washington



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EXHIBIT "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: March 22, 1929
 Auditor's No.: 221300, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: June 6, 1946
 Auditor's No.: 392660, records of Skagit County, Washington
 For: Water pipe line and drainage line and right of entry for purpose of maintaining and repairing, inspecting and replacing said lines
3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 25, 1979
 Auditor's No.: 895395, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sanitary sewer with necessary appurtenances
 Affects: Said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 14, 1990
 Auditor's No(s): 9006140068, records of Skagit County, Washington
 In favor of:
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As constructed
5. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
6. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
7. Any question of location, boundary or area related to Big Lake, including, but not limited to, any past or future changes in it.
8. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Big Lake, if navigable.
9. Terms, conditions and covenant of an instruments titled "Waiver and Covenant Not To Sue";
 Recorded: March 22, 1991
 Auditor's No.: 9103220025, records of Skagit County, Washington
10. Record of survey recorded April 4, 1991, under Auditor's File No. 9104040018, records of Skagit County, Washington, a copy of which is hereto attached.



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