

AFTER RECORDING MAIL TO:
George T. Freeman
23853 Bulson Road
Mount Vernon, WA 98274



6/30/2003 Page 1 of 2 3:23PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106689-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Magnum Land Trust Dated August 2, 1995
Grantee(s): George T. Freeman
Abbreviated Legal ptn SW ¼, 34-33-4 E W.M. aka Lot 3, SP 91-009
Assessor's Tax Parcel Number(s): 330434-3-004-0007/P17817, P17817

THE GRANTOR Kevin R. Benedict and Karl Reuble, as Trustees of Magnum Land, a Trust dated August 2, 1995 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to George T. Freeman, a Married Man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lot 1 of Skagit County Short Plat No. 91-009, as approved May 22, 1991, and recorded May 23, 1991, in Volume 9 of Short Plats, pages 364 and 365, under Auditor's File No. 9105230038, records of Skagit County, Washington, being a portion of the Southwest ¼ of Section 34, Township 33 North, Range 4 East, W.M. Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for road purposes over and across the North 60 feet of that portion of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 34, Township 33 North, Range 4 East, W.M., lying East of the County road, as said easement is set forth in the instrument recorded October 9, 1969, under Auditor's File No. 731842, 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 June 25, 2003

Magnum Land, a Trust Dated August 2, 1995

Karl Reuble
Karl Reuble, Trustee

Kevin R. Benedict
Kevin R. Benedict, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3107
JUN 30 2003
400860

Amount Paid \$
Skagit Co. Treasurer
By Deputy

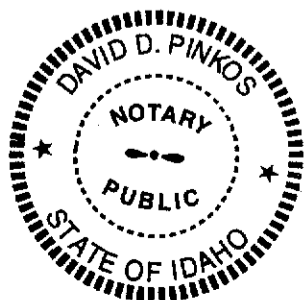
STATE OF Idaho }
County of } SS:

I certify that I know or have satisfactory evidence Kevin R. Benedict

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Trustee of Magnum Land, a Trust dated August 2, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/27/03

David D. Pinkos
Notary Public in and for the State of Idaho
Residing at Idaho
My appointment expires: 9/24/2008



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Arthur D. Pearson and Lianne J. Pearson and John David Pearson
 Purpose: Ingress, egress and utilities
 Area Affected: Parcel "B"
 Recorded: September 2, 1977
 Auditor's No.: 863990

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Underground distribution and electric lines and appurtenances thereto
 Area Affected: Parcel "B"
 Recorded: February 8, 1978
 Auditor's No.: 873456

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: David W. Johnson, Jr. and Gail Johnson, husband and wife
 And: Milton L. Meyer, Jr. and Verdene E. Meyer, et al
 Recorded: February 25, 1992
 Auditor's No.: 9202250005
 Regarding: Road maintenance

D. Notes on the face of said Short Plat, as follows:

1. 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;
2. Short Plat Number and date of approval shall be included in all deeds and contract;
3. Zoning - Rural;
4. Sewage Disposal - Individual septic system;
5. Water - Individual well. Water of sufficient quantity and/or quality is not provided at this time for Lots 1, 2 and 4;
6. Guest house on Lot 3 is not to be used for residential purposes;
7. Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements, see Skagit County Health Dept. for details;
8. A complete drain plan for Lots 1, 2 and 4 may be required by Skagit County Planning Department at the time of application for any building permit.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Well protection
 Area Affected: 100 foot radius around well

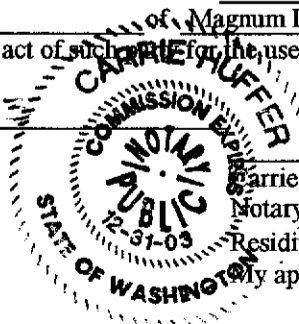
STATE OF Washington }
 County of Skagit } SS:

I certify that I know or have satisfactory evidence Karl Reuble

_____ the person who appeared before me, and said person acknowledged that he _____ signed this instrument, on oath stated He is authorized to execute the instrument and is Trustee

_____ of Magnum Land, a Trust Dated August 2, 1995 to be the free and voluntary act of such person for the uses and purposes mentioned in this instrument.

Dated: 6/30/03



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

