

AFTER RECORDING MAIL TO:
Timothy J. Riordan
5362 Guemes Island Road
Anacortes, WA 98221



200307020011
Skagit County Auditor

7/2/2003 Page 1 of 2 8:50AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107874-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ria J. Foster
Grantee(s): Timothy J. Riordan and Sally Riordan
Abbreviated Legal: Lot 51, Alversons Camping Tracts. and Lot 52
Assessor's Tax Parcel Number(s): P61751/3856-000-051-0007, P61752/3856-000-052-0006

THE GRANTOR RIA J. FOSTER, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY J. RIORDAN AND SALLY RIORDAN, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington. and Lot 52

Lot 51, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND," as per plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated July 1, 2003

3228
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

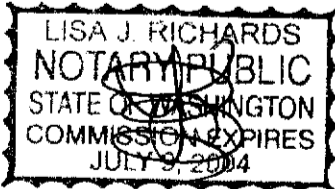
Ria J. Foster

JUL 02 2003
Amount Paid \$ 7,420.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ria J. Foster 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: 7-1-03



Notary Public in and for the State of Wash
Residing at Mt Vernon
My appointment expires: 7-9-04

EXCEPTIONS:

A. RESTATED DECLARATION OF COVENANTS FOR FIRST ADDITION TO ALVERSON'S CAMPING TRACTS, AS HERETO ATTACHED:

Declaration Dated: Not disclosed
Recorded: September 24, 1997
Auditor's No.: 9709240023

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alversons Tract Owners Association
Dated: July 24, 2000
Recorded: August 17, 2000
Auditor's No.: 200008170016
Regarding: For the installation, use, repair and maintenance of a domestic well.

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: June 20, 2002
Recorded: June 25, 2002
Auditor's No.: 200206250052

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association, a Washington non-profit corporation
Dated: July 22, 2002
Recorded: July 23, 2002
Auditor's No.: 200207230119
Regarding: Easement agreement for a 4" water main, an 8" fire main and electrical service; and restrictive covenant agreement for 100 foot radius sanitary control area

E. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Alverson Tract Owners Association
And: Skagit County Fire District No. 17
Dated: February 4, 2003
Recorded: February 4, 2003
Auditor's No.: 200302040134
Regarding: The right to take water for fire fighting purposes from a well

F. TERMS AND CONDITIONS OF VARIANCE FOR ACCESSORY BUILDING AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 21, 1985
Auditor's No.: 8505210037



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