

When Recorded Return to:  
RICHARD A. LARY  
JULIE A. LARY  
3905 Sam Bass Road  
Round Rock TX 78681



200308140109  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: AE9347 MM

**STATUTORY WARRANTY DEED**

C27999 ✓

THE GRANTOR JOHN L. MILLER and MARGARET K. MILLER, husband and wife

for and in consideration of **One Hundred Thirty-Nine Thousand and 00/100...(\$139,000.00) DOLLARS**

in hand paid, conveys and warrants to **RICHARD A. LARY and JULIE A. LARY, husband and wife**

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

Tract E, SURVEY 12-147  
SEE EXHIBIT A WHICH IS HERETO ATTACHED AND MADE A PART HEREOF.  
TOGETHER WITH easement as shown on Exhibit A; and see attached Addendum.  
Situated in Skagit County, Washington.

Tax Account No. : P60731

Subject to: Restrictions, reservations and easements of record.



Dated: July 21, 2003

  
JOHN L. MILLER

Date

  
MARGARET K. MILLER

Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN L. MILLER and MARGARET K. MILLER 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 therein mentioned in this instrument.

Dated: August 12, 2003

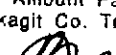
  
Notary Public in and for the State of Washington  
Residing at Arden  
My appointment expires: 10-28-05

LPB No. 10

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#4098

AUG 14 2003

Amount Paid \$ 2126.70  
Skagit Co. Treasurer  
By  Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No: AE9347 MM**

Lot E, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County; being a portion of Blocks 15 through 32, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement, 12 feet in width, for the sole purpose of installing a septic drainfield effluent line from septic tank (located on Lot E) to drainfield (located on Lot E), located on the West 55 feet of Lot Q, Fidalgo Bay Addition to Anacortes Map of Aggregation, more specifically described as to be located in that "valley-draw" topographic feature located within said West 55 feet of Lot Q. Said esaement to be appurtenant to Lot E.

Situate in Skagit County, Washington.



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ADDENDUM/AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated June 30, 2003  
between Richard and Julie Lary ("Buyer")  
and John Miller ("Seller")  
concerning E San Juan Hill Road, Anacortes ("the Property")

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:

1. Seller to provide rock and grading for the pre-asphalt phase of driveway, and also to asphalt driveway, within one year. Buyer to pay for asphalt materials.
2. Seller to fill and grade area for RV site, & provide utility trench w/ conduit.
3. Seller to place nail in specified tree as a monument to establish maximum building heights.
4. Buyer and seller met on July 1, 2003 and verbally discussed a list of what seller will complete on site, for the buyer (in addition to items 1-3 above.) after closing. A list of specifics (to be signed by both parties) will be attached to this addendum.

ITEM 4 ABOVE IS HEREBY DELETED. *John Miller*



ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

AGENT (COMPANY) John L. Scott

BY: Keith Harvey

Initials: BUYER: [Signature] DATE: 06/30/03 SELLER: [Signature] DATE: 7/2/03 44  
BUYER: [Signature] DATE: 06/30/03 SELLER: [Signature] DATE: 7/2/03 45



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