

AFTER RECORDING MAIL TO:

Michael Dodson
18550 West Big Lake Blvd.
Mount Vernon, WA 98274



200308280268
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01143-03

Statutory Warranty Deed

Grantor(s): McInvestments, Inc.
Grantee(s): Michael C. Dodson and Linda K. Dodson
Abbreviated Legal:
Ptn. Lot 70, First Add. Big Lake Water Front Tracts
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3863-000-070-0100

CHICAGO TITLE CO.

THE GRANTOR McInvestments, Inc., a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Michael C. Dodson and Linda K. Dodson, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

That portion of Tract 70, First Addition, Big Lake Water Front Tracts, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southerly of the H.C. Peters Road No. 263 (West Big Lake Boulevard), as conveyed to Skagit County by Deed recorded May 26, 1947, under Auditor's File No. 104828, records of Skagit County, Washington.
Situated in Skagit County, Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 8-27-03

McInvestments, Inc.

By: Michael D. McCoy, President

4422
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 28 2003

Amount Paid \$1,889.55
Skagit Co. Treasurer

By LP Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael McCoy

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they
signed this instrument on oath and stated that he/she/they is/are authorized
to execute the instrument and acknowledge it as the President
of McInvestments, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/27/03

Kelli A. Mayo
Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005

EXHIBIT "A"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 19, 1989
Auditor's No(s): 8907190045, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Ingress and egress to a pump station site for the purposes of maintaining, repairing or altering said sewage pump station

Note: Exact location and extent of easement is undisclosed of record.

2. 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.
3. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
4. Any question of location, boundary or area related to Big Lake, including, but not limited to, any past or future changes in it.
5. 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.
6. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: May 5, 2003
Auditor's No(s): 200305050307, records of Skagit County, Washington
For: Driveway Easement



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