

AFTER RECORDING MAIL TO:
Justin Flaugh and Katie Flaugh
502 Marshall Avenue
Sedro Woolley, WA 98284



200309260250
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109217-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): The Rooster Company
Grantee(s): Justin Flaugh and Katie Flaugh
Abbreviated Legal
Lot 8, "PLAT OF METCALFE MEADOWS,"
Assessor's Tax Parcel Number(s): 4706-000-008-0000, P113066

THE GRANTOR THE ROOSTER COMPANY, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JUSTIN FLAUGH and KATIE FLAUGH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "PLAT OF METCALFE MEADOWS," as per plat recorded in Volume 16 of Plats, page 204, 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 September 25, 2003

4990
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 26 2003

Lloyd & Lloyd dba The Rooster Company

By: William H. Lloyd, General Partner

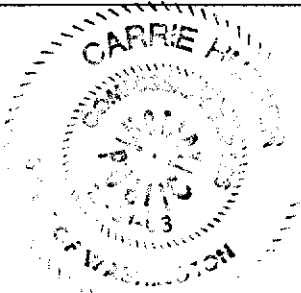
Amount Paid \$ 2667.11
Skagit Co. Treasurer
By [Signature] Deputy

By: Sadie A. Lloyd, General Partner

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence William H. Lloyd & Sadie A. Lloyd
the persons who appeared before
me, and said persons acknowledged that they signed this instrument, on oath stated they
authorized to execute the instrument and is General Partners
of Lloyd & Lloyd dba The Rooster Company
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 26, 2003



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

EXCEPTIONS:

A. Dedication provisions contained on the face of the Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

B. Utility Easement contained on the face of the Plat, as follows:

An easement is hereby granted to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns over, under and through the front 10 feet of all lots adjoining Alexander Street and other utility easements shown hereon in which to construct, maintain, and operate utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted. Grantor it's heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement areas and not to interfere with, obstruct or endanger the use of the easement."

Says



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