

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Wayne Allen Crabtree  
23917 Cordy Lane  
Sedro Woolley, WA 98284



200310070012  
Skagit County Auditor

10/7/2003 Page 1 of 2 8:46AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108696-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Arthur K. Cornwell, Sr. and Maryann Cornwell  
Grantee(s): Wayne Allen Crabtree and Jodi Lynn Crabtree  
Abbreviated Legal: Lot 3, SP 90-32 in NE 1/4 of NE 1/4, 12-35-4 E W.M.  
Assessor's Tax Parcel Number(s): 350412-1-004-0201, P103019

THE GRANTOR ARTHUR K. CORNWELL, SR. and MARYANN CORNWELL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WAYNE ALLEN CRABTREE and JODI LYNN CRABTREE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Short Plat No. 90-32, recorded July 31, 1990, in Volume 9 of Short Plats, page 246, as Auditor's File No. 9007310009, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M.

Including a 1990 Liberty Glenoaks Mobile Home, Body Type Ridgewood, Serial No. 09L24239XU.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated October 2, 2003

Arthur K. Cornwell, Sr.

Maryann Cornwell

GRANTOR SHALL HAVE FIRST OPTION TO PURCHASE FROM GRANTEE THE ENTIRE PARCEL SHOULD GRANTEE DECIDE TO SELL.

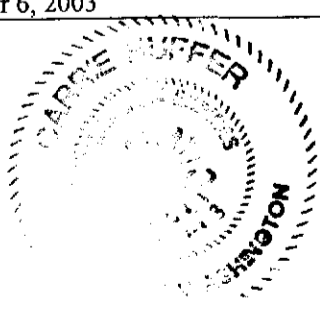
Wayne Allen Crabtree

Jodi Lynn Crabtree

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Arthur K. Cornwell, Sr. and Maryann Cornwell and Wayne Allen Crabtree & Jodi Lynn\* the person(s) who appeared before me, and said person(s) acknowledged that they \*Crabtree signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 6, 2003



Carrie Huffer

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5189  
OCT 07 2003  
Amount Paid \$ 1837.53  
Skagit Co. Treasurer  
By Deputy

## EXCEPTIONS:

## A. RESERVATIONS CONTAINED IN DEED:

Executed By: The Wolverine Company, a corporation  
 Recorded: February 6, 1906  
 Auditor's No.: 56120 in Volume 59, pages 605 and 606  
 As Follows:

"...reserving unto the party of the first part its successors and assigns all mineral and mineral oils in, or under any of said lands."

## B. Notes contained on the face of Short Plat No. 90-32, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2.) All maintenance and construction of private roads are the responsibility of the lot owners;
- 3.) Zoning – Residential (R);
- 4.) Water – Individual wells; Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
- 5.) Sewer – Individual on-site sewage systems, NOTE – Mound systems are proposed for Lot 1-3 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details;
- 6.) Basis-of-bearings – Short Plat 104-80 filed in Vol. 5 of Short Plats, page 30, under A.F. #8102200016;
- 7.) This survey was accomplished by field traverse using:  
 2 second digital electronic Total Station, and/or 6 second optical micrometer Total Station;
- 8.) Creek note – the thread of the existing creek is intended to be the lot line. The courses shown are to facilitate area calculations.

## C. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system.  
 Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point on the East line of said property that is approximately 165 feet North of the Southeast corner thereof; thence Southerly, parallel with State Highway (SR #9) approximately 105 feet; thence Westerly approximately 100 feet; thence Northwesterly approximately 255 feet; thence North 80° West, 120 feet to the terminus of this description. (Affects Cordy Lane approximately)  
 Dated: July 17, 1990  
 Recorded: August 8, 1990  
 Auditor's No.: 9008080088

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.



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