



200310280039

Skagit County Auditor

10/28/2003 Page

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211:22AM

AFTER RECORDING MAIL TO:

Mr. and Mrs. David Erickson
50223 State Route 20
Concrete, WA 98237

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109511-PE

LAND TITLE COMPANY: OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): George E. Brooks and Barbara J. Brooks

Grantee(s): David Erickson and Julie Erickson

Abbreviated Legal: ptn W 1/2, 21-35-9 E W.M., aka Parcels A & B, Survey 9112110040

Assessor's Tax Parcel Number(s): 350921-2-005-0100, P104051, 350921-3-002-0106, P44620

THE GRANTOR GEORGE E. BROOKS and BARBARA J. BROOKS, who acquired title as GEORGE BROOKS and BARBARA BROOKS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID ERICKSON and JULIE ERICKSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

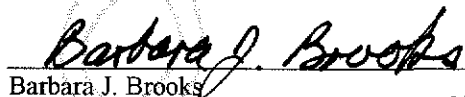
Parcels "A" and "B" of a Record of Survey, recorded December 7, 1991, in Book 12 of Surveys, pages 32 and 33, under Auditor's File No. 9112110040, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Dated October 15, 2003

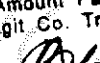

George E. Brooks


Barbara J. Brooks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

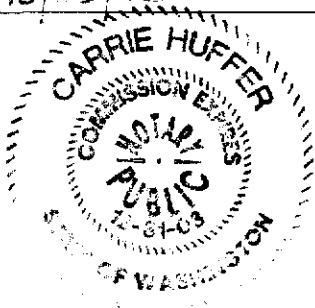
5504

OCT 28 2003

Amount Paid \$ 5,202.00
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **George E. Brooks and Barbara J. Brooks** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/22/03

Carrie Huffer

Notary Public in and for the State of WashingtonResiding at BurlingtonMy appointment expires: 12/31/2003

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
 Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line
 Area Affected: East side of private road along West line of the Northeast ¼ of the Southwest ¼
 Dated: September 4, 1934
 Recorded: September 25, 1934
 Auditor's No.: 264851

B. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Gladys R. Thompson, her heirs or assigns
 Purpose: To repair or rebuild the water pipe or flu leading to pipes in Thompson Creek
 Area Affected: Location undeterminable
 Dated: August 13, 1948
 Recorded: August 14, 1948
 Auditor's No.: 421590

- C. Easement and agreement for the construction of a water distribution system on the property herein described and other property, dated August 15, 1957, recorded September 26, 1957, under Auditor's File No. 556523, between Verna Josephine Coonc, a widow, individually and as executrix of the estate of Charles C. Coonc, deceased, et al, and the State of Washington, reference hereby being made to the record for full particulars.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington, acting by and through the Department of Natural Resources
 Purpose: Constructing and/or maintaining a road to provide access
 Area Affected: The West 20 feet of Parcel A
 Dated: May 5, 1993
 Recorded: November 22, 1993
 Auditor's No.: 9311220088

Said instrument includes the following:

- "1. The State reserves to itself, its successors and assigns, the right to use the roadway in any manner which does not unreasonably interfere with the use of said road by the Deckers, their assigns, successors, agents, contractors, employees, lessees, or licensees. Said road users will, however, contribute their pro rata share to the maintenance costs cause by their usage so that such maintenance will leave the road in as good a condition as existed at the time of commencement of said use.
2. The State, its assigns, successors, agents, contractors, employees, lessees, or licensees agree not to use chemical control of right-of-way vegetation.
3. The State agrees to establish a cable or gate on the road if requested by the Deckers, their successors or assigns. Such cable or gate shall have a multi lock system to allow access by the State, its assigns, successors, agents, contractors, employees, lessees, or licensees.
4. The State will pay for any merchantable timber cut within the easement or leave the material along or adjacent to the easement, if so elected by the Deckers, their assigns or successors."



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