

AFTER RECORDING MAIL TO:  
Mr. James F. Friedrichs  
P.O. Box 521  
Clear Lake, WA 98235



200403040095  
Skagit County Auditor

3/4/2004 Page 1 of 2 11:44AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110785-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeannine Morgan  
Grantee(s): James F. Friedrichs  
Abbreviated Legal: Lot 3, Country Corner II  
Assessor's Tax Parcel Number(s): 4435-000-003-0004, P82185

THE GRANTOR JEANNINE MORGAN, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES F. FRIEDRICHS, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "PLAT OF COUNTRY CORNER DIV. II," as per plat recorded in Volume 13 of Plats, page 31, 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 February 24, 2004

Jeannine Morgan

#1001  
SKAGIT COUNTY WASHINGT DN  
Real Estate Excise Tax  
PAID

MAR 04 2004

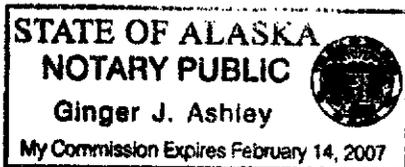
Amount Paid \$ 2474.00  
Skagit County Treasurer  
By:

STATE OF Alaska }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Jeannine Morgan  
the person(s) who appeared before me, and said person(s) acknowledged that she  
signed this instrument and acknowledge it to be Her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 27 February 2004

Ginger J. Ashley



Notary Public in and for the State of Alaska  
Residing at Wasilla  
My appointment expires: 2/14/2007

EXCEPTIONS:

- A. Provisions set forth in the dedication of said Plat of Country Corner Div. II, as follows:

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

- B. Easements provisions as set forth on the face of said Plat of Country Corner Div. II, as follows:

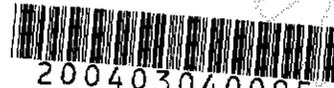
An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service TOGETHER WITH the right to enter upon the lots at all times for the purpose stated.

- C. Access and Storm Sewer provisions as set forth on the face of said Plat of Country Corner Div. II, as follows:

Lot 3 Access: The city of Sedro Woolley has required that Lot 3 shown hereon use only its frontage on Fruitdale for ingress and egress.

Storm Sewer Association: The lots shown hereon are served by an existing private storm sewer along the East side of Fruitdale Road. The owners of the lots in this plat will be required to participate in the maintenance and operation costs as required by the existing maintenance agreement.

- D. A 10 foot wide Public Road and Utility Easement as delineated on the face of said plat.  
(Affects the East 10 feet of the subject property)



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