

AFTER RECORDING MAIL TO:
Robert W. Bower
861 Southwood Blvd #20
Incline Village, NV 89451



200403310224
Skagit County Auditor

3/31/2004 Page 1 of 2 4:04PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111224-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jerry J. Collins and Catherine J. Collins
Grantee(s): Robert W. Bower and Wei D. Bower
Abbreviated Legal: Lot 6, Rancho San Juan Del Mar #2.
Assessor's Tax Parcel Number(s): P68249/3973-000-006-0001

THE GRANTOR JERRY J. COLLINS AND CATHERINE J. COLLINS, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT W. BOWER AND WEI D. BOWER, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 6, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

ALSO SUBJECT TO: Capital Improvement Assessment with Del Mar Community Services, Inc. with a balanced of \$960.00, (Billed annually \$240.00 until paid in full January 2008). Grantee agrees to assume this assessment and continue to pay according to the terms and conditions

Dated March 24, 2004

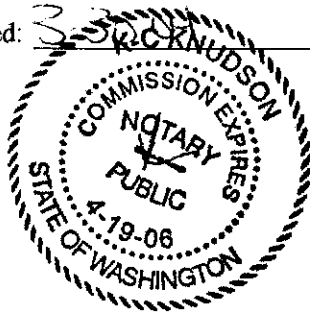
Jerry J. Collins 1540
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
Catherine J. Collins

MAR 31 2004
Amount Paid \$ 9027.00
Skagit County Treasurer
By: MP Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerry J. Collins and Catherine J. Collins the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-31-04



KS Knudson

Notary Public in and for the State of Washington
Residing at 5200 Willby
My appointment expires: 4-19-06

EXCEPTIONS:

- A. Right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in the reasonable, original grading of all streets, avenues, alleys and roads shown thereon, as granted in the dedication of the plat.
- B. Restrictions contained in the dedication of the plat of "Rancho San Juan del Mar, Subdivision No. 2", as set forth as hereto attached.
- C. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694.
- D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- E. Rights and easements for commerce, navigation and fisheries.
- F. The effect, if any, of a survey of said premises recorded March 21, 1990, under Auditor's File No. 9003210008.
- G. TERMS AND CONDITIONS OF VARIANCE FOR SETBACKS:

Approved By:
Recorded:
Auditor's Nos.:

Skagit County
March 8, 1990 and May 25, 1990
9003080048 and 9005250046



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Skagit County Auditor