

ENTER RECORDING MAIL TO:
Mr. Patrick Par
13011 SE 54th Ave
Everett, WA 98208

200405140146
Skagit County Auditor
5/14/2004 Page 1 of 2 1:36PM

Filed for Record at Request of
Premier Escrow, Inc.
Escrow Number: 040322

FIRST AMERICAN TITLE CO.
81234-1

Statutory Warranty Deed

Grantor(s): Christofer M. Par and Anna Par
Grantee(s): Patrick Par
Abbreviated Legal: J

Lot 2, Wilderness Village, Division No. 1
Assessor's Tax Parcel Number(s): 42080000020000 P78185

THE GRANTOR Christofer M. Par and Anna Par, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick Par, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Wilderness Village, Division No. 1, as per Plat recorded in Volume 10 of Plats at Page(s) 48, 49 And 50, records of Skagit County, Washington.

SUBJECT TO: The exceptions as shown on Exhibit "A" attached hereto and made a part hereof by this reference.

Dated May 7, 2004

Christofer M. Par
Christofer M. Par

Anna Par
Anna Par

2365
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 14 2004

State of Washington }
County of Snohomish } SS:

Amount Paid \$2812.40
Skagit County Treasurer
By *MEM* Deputy

I certify that I know or have satisfactory evidence that Christofer M. Par and Anna Par

is/are the person(s) who appeared before me, and said person(s) acknowledged that his/her/their 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: 5/14/04



Debra F. Blodgett
Debra F. Blodgett

Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 7/31/2007

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: July 2, 1973
Recorded: July 20, 1973
Auditor's No.: 788214
Executed by: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Wilderness Village Div. No. 1
Recorded: July 20, 1973
Auditor's No.: 788213
(Copy attached)

Said matters include but are not limited to the following:

1. "Tracts "A", "B" and "C" are intended for the uses of all present and future property owners in this Plat and all other divisions of Wilderness Village."

2. COMMUNITY FISHING EASEMENT AS DELINEATED ON THE FACE OF SAID PLAT:

Area Affected: A strip of land the width of which is not disclosed along the Northerly portion

3. "Owners of Lots 5 through 9 are granted an easement for access and egress and utilities over and across Tract "B". The location to be designated by the Wilderness Village Architectural Committee."

C. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: November 30, 1973
Auditor's No.: 793933
Purpose: An electric line right-of-way together with right to construct, maintain, replace and enlarge one or more electric lines, etc.

Area Affected: An easement for overhead power line to be located approximately 20 feet on either side of the centerline of all roads in the above described plat. To be extended in the future to meet load growth.

D. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: GTE Northwest Incorporated, a Washington corporation
Recorded: November 18, 1997
Auditor's No.: 9711180005
Purpose: To install, inspect and maintain all of the facilities necessary to provide communication service, power service, and related services

Area Affected:

That the Grantor hereby grants unto the Grantee, a perpetual easement over, under, above and across that portion of Lot 2 of Plat of "WILDERNESS VILLAGE DIVISION NO. 1", as recorded in Volume 10 of Plats, pages 48 to 50, records of Skagit County, Washington, being a portion of Government Lot 9, Section 18, Township 35 North, Range 8 East, W.M., described as follows: Beginning at the Southeast corner of said Lot 2; thence North 2 degrees 38'22" West along the East line thereof, a distance of 30.00 feet; thence South 87 degrees 21'38" West perpendicular to said lot line, a distance of 30.00 feet; thence South 2 degrees 38'22" East, parallel with said East line, a distance of 35.49 feet to the South line of said Lot 2; thence Northeasterly through a non-tangent curve concave to the Southeast whose radius point bears South 13 degrees 48'17" East, a distance of 1111.50 feet through a central angle of 1 degree 34'20" an arc distance of 30.50 feet to the point of beginning.



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