

AFTER RECORDING MAIL TO:
Steven Hoffman
4969 Samish Terrace Rd
Bow, WA 98232



200405200060

Skagit County Auditor

5/20/2004 Page

1 of

3 12:00PM

Filed for Record at Request of
Select Escrow Professionals
Escrow Number: 204102
Title Number: IC30927 ✓

CHICAGO TITLE CO. Statutory Warranty Deed

Grantor(s): Winston E. Inslee and Nedra N. Inslee
Grantee(s): Steven M. Hoffman and Maria C. Hansen
Assessor's Tax Parcel Number(s): P77706, P68835

THE GRANTOR, **Winston E. Inslee and Nedra N. Inslee, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steven M. Hoffman, an unmarried individual, Maria C. Hansen, an unmarried individual** the following described real estate, situated in the County of **Skagit**, State of Washington:

Lt 28-29, Blk 2, SAMISH TERRACE & Lt 10, Blk 2, Replat of Blks 1 & 2, SAMISH TERRACE

See Exhibit "A" attached hereto by this reference made a part hereof.

Subject to: easements, restrictions and reservations as set forth in Exhibit B attached hereto and by this reference made a part hereof.

Dated 5/14/2004

Winston E. Inslee

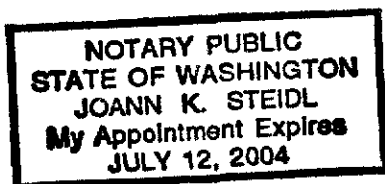
Nedra N. Inslee

State of Washington }
County of Whatcom } SS:

I certify that I know or have satisfactory evidence that **Winston E. Inslee and Nedra N. Inslee** is/are 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: 5-19-04

Joann K. Steidl
Notary Public in and for the State of Washington
Residing at Whatcom County
My appointment expires: 7/12/04



2474
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 20 2004

Amount Paid \$ 4005.00
By Skagit Co. Treasurer
Deputy

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1930
Auditor's No.: 236933, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 23, 1953
Auditor's No.: 489782, records of Skagit County, Washington
In favor of: Samish Island Water Company
For: Water mains and water lines for domestic water supply
Affects: Across said premises, following as closely as possible the location of wooden water main now servicing the community
4. Covenants and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 13, 1954
Auditor's No.: 507805, records of Skagit County, Washington
Executed By: Gail L. Miller and Beryl U. Miller, husband and wife; and Owen C. Frost and Bernice M. Frost, husband and wife
5. Agreement, including the terms and conditions thereof; entered into;
By: Winston Inslee
And Between: Lou Ankney Septic Service
Recorded: October 9, 1989
Auditor's No.: 8910090066, records of Skagit County, Washington
Providing: Mound Fill System Installation
6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 12, 1962
Auditor's No(s): 626153, records of Skagit County, Washington
Executed By: Gail L. Miller and Beryl U. Miller

- END OF SCHEDULE B-001 -



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Order No.: IC30927

EXHIBIT "A"

PARCEL A:

All of Lots 28 and 29, Block 2, SAMISH TERRACE, according to the plat thereof recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington;

EXCEPT that portion of Lot 29 lying Easterly of the following described line:

Beginning at a point on the Northerly line of said Lot 29, a distance of 40.62 feet East of the Northwestern corner thereof;

Thence Southerly in a straight line to a point on the South line of said Lot 29, said point being 31.12 feet East of the Southwesterly corner thereof.

PARCEL B:

Lot 10, Block 2, REPLAT OF LOTS 1 THRU 6, 10 THRU 18, 37 AND 38, BLOCK 2, AND 1 THRU 18, BLOCK 1, SAMISH TERRACE, according to the plat thereof recorded in Volume 10 of Plats, page 10, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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