

AFTER RECORDING MAIL TO:
Mr. and Mrs. David B. Bilbery
P.O. Box 46
Marblemount, WA 98267



200407090123
Skagit County Auditor

7/9/2004 Page 1 of 2 3:21PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112654-SE

Statutory Warranty Deed

Grantor(s): James H. Alley and Elizabeth J. Alley
Grantee(s): David B. Bilbery and Verene K. Bilbery
Abbreviated Legal: Tr. A, SP 7-78 in 6-35-11 E W.M.
Assessor's Tax Parcel Number(s): 351106-0-019-0207, P45816

THE GRANTOR JAMES H. ALLEY and ELIZABETH J. ALLEY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **DAVID B. BILBERY and VERENE K. BILBERY**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract "A" of Short Plat No. 7-78, approved July 17, 1978, recorded July 20, 1978, under Auditor's File No. 883890, in Volume 2 of Short Plats, page 238, being a portion of Government Lot 11, Section 6, Township 35 North, Range 11 East, W.M., EXCEPT the South 30 feet thereof.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through D, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 112654-SE, attached hereto and made part hereof

Dated July 7, 2004

James H. Alley
James H. Alley
35-26
SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXPIRE 1/1/05

Elizabeth J. Alley By
Elizabeth J. Alley

James H. Alley as Per Attorney
In Fact!

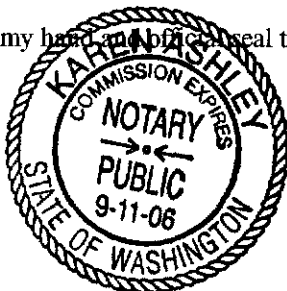
JUL 9 9 2004

Amount Paid \$3,204.00
Skagit Co. Treasurer
MAM Denny

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 9th day of July, 2004 before me personally appeared James H. Alley, to me known to be the individual described in and who executed the foregoing instrument him self and as Attorney in Fact for Elizabeth J. Alley and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as His free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: William H. Thompson and Donna L. Thompson, husband and wife
Purpose: For drainfield purposes
Area Affected: The South 90 feet of the following described Tract "A" lying North of Emerald Lane
Dated: August 8, 1982
Recorded: August 10, 1982
Auditor's No.: 8208100026

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Exact location not described
Dated: January 9, 1987
Recorded: January 15, 1987
Auditor's No.: 8701150150

C. Notes shown on Short Plat, as follows:

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
 - 2.) Short Plat Number and date of approval shall be included in all deeds and contracts;
 - 3.) Zoning – Residential and agricultural;
 - 4.) Sewage Disposal – Individual septic tanks;
 - 5.) Water – P.U.D.
- D. The effect, if any, of a Survey of said premises recorded July 15, 1999, under Auditor's File No. 9907150142.



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