

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael Gifford
1004 Commercial Avenue, PMB #216
Anacortes, WA 98221

200407230191
Skagit County Auditor
7/23/2004 Page 1 of 3 3:51PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81836

FIRST AMERICAN TITLE CO.
A81836-E-1

Statutory Warranty Deed

Grantor(s): M. Kim Jack and Ann Jack
Grantee(s): Michael Gifford and Sue-Ann Gifford
Assessor's Tax Parcel Number(s): 340111-0-027-0005 P19140
Abbreviated Legal: Section 11, Township 34, Range 1; Ptn. Gov. Lot 5 and Ptn. NE-SE

THE GRANTOR M. Kim Jack and Ann Jack, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Gifford and Sue-Ann Gifford, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

See Legal Description attached hereto as Exhibit "A"

3844
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 23 2004

Amount Paid \$ 2977.05
Skagit County Treasurer
By: *[Signature]* Deputy

SUBJECT TO the Easements, Restrictions or other Exceptions as contained on Schedule B-1 attached hereto.

Dated: 7/16/2004

[Signature of M. Kim Jack]
M. Kim Jack

[Signature of Ann L. Jack]
Ann L. Jack

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that M. Kim Jack and Ann Jack, the persons 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.

Date: 7-19-04

[Signature of Vicki L. Hoffman]
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

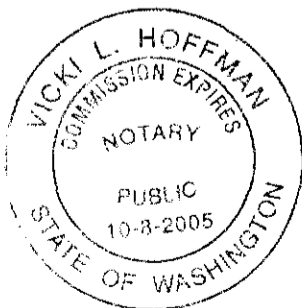


Exhibit "A"

All that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision at a point 802.45 feet West of the Northeast corner thereof, said point also being the Northwest corner of Lot "A" of revised Short Plat No. 47-80 as recorded in Volume 6 of Short Plats, page 54; thence South 22 degrees 30'06" East along the Westerly line of said Lot "A" for 384 feet; thence South 67 degrees 29'54" West 300 feet; thence North 22 degrees 30'06" West for 511.45 feet to the Northerly line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11; thence South 89 degrees 29'06" East 325.95 feet to the point of beginning;

TOGETHER WITH the East 100 feet of Lot 3 of Skagit County Short Plat No. 13-90 as approved April 18, 1990 and recorded April 26, 1990 in Volume 9 of Short Plats, page 219A, under Auditor's File No. 9004260008, records of Skagit County, Washington, being a portion of Government Lots 4 and 5, Section 11, Township 34 North, Range 1 East, W.M.



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SCHEDULE "B-1"

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 47-80
Recorded: March 27, 1981
Auditor's No.: 8103270010
(Copy attached)

Said matters include but are not limited to the following:

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.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Fred V. Bresee
Dated: July 19, 1988
Recorded: August 2, 1988
Auditor's No.: 8808020047
Regarding: Mound Fill System

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 13-90
Recorded: April 26, 1990
Auditor's No.: 9004260008
(Copy attached)



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