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AFTER RECORDING MAIL TO:
Sheila A. Iturriaga
17771 Dunbar Road
Mount Vernon, WA 98273



200407260083
Skagit County Auditor

7/26/2004 Page 1 of 4 10:32AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81437

FIRST AMERICAN TITLE CO.
81437-E-1

Statutory Warranty Deed

Grantor(s): Clive P. Ware, Elizabeth P. Ware, Micaiah Johnson and Priscilla Johnson
Grantee(s): Sheila A. Iturriaga

Section 13, Township 34, Range 3; Ptn. Gov. Lot 8 aka portion Lot 1 of Short Plat #21-87
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340313-0-025-0201 P21692

THE GRANTOR Clive P. Ware and Elizabeth P. Ware, husband and wife and Micaiah Johnson and Priscilla Johnson, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sheila A. Iturriaga, A Single Woman, the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated July 15, 2004

Clive P. Ware Elizabeth P. Ware
Clive P. Ware Elizabeth P. Ware
Micaiah Johnson Priscilla Johnson
Micaiah Johnson Priscilla Johnson

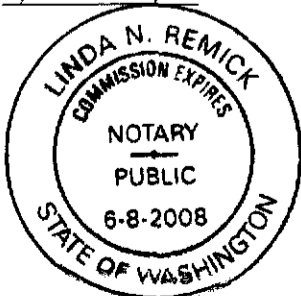
JUL 26 2004

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clive P. Ware, Elizabeth P. Ware, Micaiah Johnson and Priscilla Johnson are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-19-04 Linda N. Remick



Notary Public in and for the State of Washington
Residing at Stevedore
My appointment expires: 6-8-08

EXHIBIT A

Lot 1, Short Plat No. 21-87, approved December 18, 1987, recorded December 23, 1987 in Book 8 of Short Plats, page 10, under Auditor's File No. 8712230002, records of Skagit County, Washington, and being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East, W.M.:

EXCEPT that portion of Lot 1, Skagit County Short Plat No. 21-87, approved December 18, 1987, and recorded December 23, 1987, in Volume 8 of Short Plats, page 10, being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeasterly most corner of said Lot 1, Skagit County Short Plat No. 21-87; thence West 25.00 feet along the South line of said Lot 1 to a Southwest corner thereof; thence North 0 degrees 44'01" West 119.97 feet (called North 0 degrees 44' West 120.00 feet on the face of Skagit County Short Plat No. 21-87, recorded in Volume 2 of Short Plats, pages 166 and 167, records of Skagit County, Washington) along the West line of said Lot 1 to the true point of beginning; thence North 19.8 feet, more or less, along a fence line as the same is shown on the face of said Skagit County Short Plat No. 21-87 to the Northeast corner of said fence; thence West along said fence line 85.7 feet, more or less, to the West line of said Lot 1, Skagit County Short Plat No. 21-87; thence South 0 degrees 44'00" East 20.1 feet, more or less, along the West line of said Lot 1, Short Plat No. 21-87 to a Southwesterly corner thereof; thence South 89 degrees 58'48" East 85.70 feet (called East 85.7 feet on said Short Plat No. 21-87 to the true point of beginning).

ALSO EXCEPT that portion of Lot 1, Skagit County Short Plat No. 21-87, approved December 18, 1987, and recorded December 23, 1987, in Volume 8 of Short Plats, page 10, being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeasterly most corner of said Lot 1, Skagit County Short Plat No. 21-87; thence West 25.00 feet along the South line of said Lot 1 to a Southwest corner thereof; thence North 0 degrees 44'01" West 119.97 feet (called North 0 degrees 44' West, 120.00 feet on the face on Skagit County Short Plat No. 21-87, recorded in Volume 2 of Short Plats, pages 166 and 167, records of Skagit County, Washington) along the West line of said Lot 1, Skagit County Short Plat No. 21-87; thence North 89 degrees 58'48" West 85.70 feet (called West 85.70 feet on the face of Short Plat No. 21-87) along a South line of said Lot 1, Skagit County Short Plat No. 21-87 to a Southwesterly corner thereof; thence North 0 degrees 44'00" West 257.00 feet along the West line of said Lot 1, Skagit County Short Plat No. 21-87 to the true point of beginning; thence continue North 0 degrees 44'00" West 18.3 feet, more or less, to an existing East-West fence line as the same is shown on the face of said Skagit County Short Plat No. 21-87; thence West 103.0 feet, more or less, along said East-West fence line to a three way fence corner, (North, South and East); thence South 20.0 feet, more or less, along said fence line to a Southerly line of said Lot 1, Skagit County Short Plat No. 21-87, West of the true point of beginning; thence East 103.0 feet along said Southerly line of Lot 1 to the true point of beginning.



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SCHEDULE "B-1"

Exceptions:

- A. Waiver of damages due to construction and location of dike as granted to Diking District No. 1 by Deeds recorded January 29, 1910 and February 21, 1910 in Volume 79 of Deeds, pages 394 to 474.
- B. Easement in favor of Dike District #1 of Skagit County dated April 23, 1987, recorded June 16, 1987 under Auditor's File No. 8706160007.
- C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

D. Any question which may arise regarding that fence line running along the North line of the subject property as disclosed by Short Plat Survey No. 93-77, recorded December 12, 1977 under Auditor's File No. 870421 in Volume 2 of Short Plats, pages 166 and 167, records of Skagit County, Washington.

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

Short Plat No.: 21-87
Recorded: December 23, 1987
Auditor's No.: 8712230002
(Copy attached)

Said matters include but are not limited to the following:

- 1. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
- 2. Sewer – Individual septic tank
- 3. Water – Skagit County P.U.D.
- 4. Roads – All maintenance and/or construction of private roads is the responsibility of the lot owners and shall be in direct relationship to usage of said roads.

F. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Micaiah and Priscilla Johnson
Recorded: January 30, 2004
Auditor's No.: 200401300175

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.



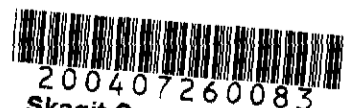
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G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED SPECIAL FLOOD HAZARD AREA LANDS BY SKAGIT COUNTY.

Executed By: Micaiah and Priscilla Johnson
Recorded: January 30, 2004
Auditor's No.: 200401300176

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

UNOFFICIAL DOCUMENT



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