

AFTER RECORDING MAIL TO:
Ms. Mary Ellen Judge, Ms. Betty Lou Johnson
749 High Haro Drive
Friday Harbor, WA 98250



200407290054
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112865-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Cecil O. Dauphinee and Ruby J. Dauphinee
Grantee(s): Mary Ellen Judge and Betty Lou Johnson
Abbreviated Legal: ptn SW 1/4 NE 1/4, 6-34-4 E W.M. aka Lot 2 SP BU-3-98
Assessor's Tax Parcel Number(s): 340406-1-008-0100, P113564

THE GRANTOR CECIL O. DAUPHINEE and RUBY J. DAUPHINEE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to MARY ELLEN JUDGE and BETTY LOU JOHNSON, both unmarried individuals, as joint tenants with the right of survivorship the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. BURL 3-98, approved October 8, 1998, recorded October 9, 1998 in Volume 13 of Short Plats, pages 170 and 171, under Auditor's File No. 9810090082, and being a portion of the Southwest 1/4 of the Northeast 1/4, Section 6, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

3938
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated July 21, 2004

JUL 29 2004
6354.00

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Cecil Dauphinee

Ruby Dauphinee

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship,

Mary Ellen Judge

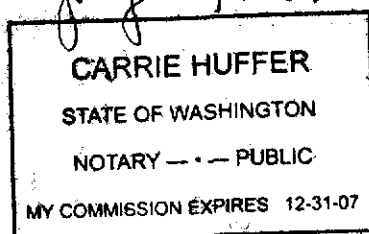
Betty Lou Johnson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cecil O. Dauphinee and Ruby J. Dauphinee, Mary Ellen Judge and Betty Lou Johnson

the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2004



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. Matters contained on the face of Short Plat No. BURL 3-98, as follows:

DEDICATION - "...The right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

NOTES -

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 roads;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - R-3;
4. Sewage Disposal - City of Burlington;
5. Water - Skagit County Public Utility District;
6. This survey was performed in the field using a lietz set 4 electronic total station;
7. No city building permits shall be issued until the improvements outlined in the Andis road improvement plans are completed as shown on Leonard, Boudinot & Skodje Plan No. 98153.

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:


Disclosed By: Short Plat
Purpose: Utilities
Area Affected: West 7 feet

C. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Water line
Area Affected: West 13 feet

D. WATER PIPELINE EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Purpose: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water.
Area Affected: The West thirteen (13) feet
Dated: --, 1999
Recorded: April 28, 1999
Auditor's No.: 9904280050


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