

AFTER RECORDING MAIL TO:
G & D Wallace Inc.
P O Box 405
Burlington, WA 98233



200408200159
Skagit County Auditor

8/20/2004 Page 1 of 2 3:55PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81634

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B81634.

Grantor(s): Ronald D. Bott and Liza P. Bott
Grantee(s): G & D Wallace Inc
Assessor's Tax Parcel Number(s): 350302-3-001-0007 P33689

THE GRANTOR Ronald D. Bott and Liza P. Bott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to G & D Wallace, Inc. the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lot 2 of Skagit County Short Plat No. 20-89, approved June 6, 1989 and recorded June 12, 1989 under Auditor's File no. 8906120011 in Volume 8 of Short Plats, page 131, records of Skagit County, Washington; being a portion of the South 1/2 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East, W.M., lying Easterly of the centerline of Edison Slough.

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

This boundary line adjustment is approved by Ann Roeder 8/3/2004 of the Skagit County Planning and Permit Center.

SUBJECT TO: A & B in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: 7-16-04

Ronald D Bott
Ronald D. Bott

Liza P. Bott
Liza P. Bott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4457

AUG 20 2004

1068.00

Amount Paid \$
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Ronald D. Bott and Liza P. Bott, 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: 7/16/04

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Exhibit "A"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pat McCoy
Dated: November 7, 1903
Auditor's No.: 87651
Purpose: Logging railway
Area Affected: Undisclosed 40 foot wide strip of land

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

Short Plat No.: 20-89
Recorded: June 12, 1989
Auditor's No.: 8906120011
(Copy attached)

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – Blanchard-Edison Water Association
4. Sewer – Individual on-site sewage systems

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: Edison Slough



200408200159
Skagit County Auditor
8/20/2004 Page 2 of 2 3:55PM