

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Leonard S. Walden



200408270103  
Skagit County Auditor

8/27/2004 Page 1 of 2 12:26PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B82276

FIRST AMERICAN TITLE CO.  
B82276-E-1

### Statutory Warranty Deed

Grantor(s): Gilbert L. Walden and Eva Elizabeth Walden  
Grantee(s): Leonard S. Walden and Leona Carol Walden  
Assessor's Tax Parcel Number(s): 360421-2-010-0011 P49720

THE GRANTOR Gilbert Walden and Eva Walden, <sup>Husband and Wife</sup> ~~subject to the presumptive community interest of spouse, if married at the time of acquiring title~~ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leonard S. Walden and Leona Carol Walden, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract "A" of Short Plat 68-77, approved October 6, 1977, recorded October 6, 1977 in Volume 2 of Short Plats, page 140, under Auditor's File No. 866239; being a portion of the Southwest 1/4 of the Northwest 1/4 and of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East, W.M.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: August 23, 2004

Gilbert L. Walden  
Gilbert L. Walden

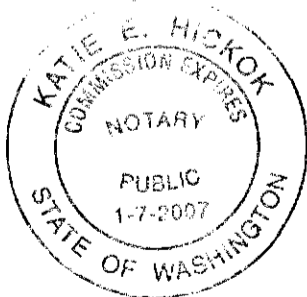
Eva Elizabeth Walden  
Eva Elizabeth Walden

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gilbert L. Walden and Eva Elizabeth Walden, 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: 8-27-04

Katie Hickok



Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-07

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

\$4600  
AUG 27 2004

Amount Paid \$ 756.50  
By [Signature] Skagit Co. Treasurer Deputy

EXHIBIT A  
Schedule "B-1"

**Exceptions:**

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

Short Plat No.: 68-77  
Recorded: October 6, 1977  
Auditor's No.: 866239

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.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage disposal – Individual septic systems
4. Water – Private well
5. Location of existing fencelines and structures
6. Tracts "C" and "D" are occupied by adjoining property owners and are for conveyance to said property owners.

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: December 30, 1952  
Recorded: January 12, 1953  
Auditor's No.: 483833  
Purpose: Overhang of distribution line  
Area Affected: Portion subject property

