

AFTER RECORDING MAIL TO:

Mr. and Mrs. Richard W. Linton, Mr. and Mrs. Ronald P. Linton
570 Moe Road
Camano Island, WA 98282



200408310165
Skagit County Auditor

8/31/2004 Page 1 of 2 2:54PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113356-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David T. Boudreau and Heather Boudreau

Grantee(s): Richard W. Linton, Nancy R. Linton, Ronald P. Linton and Rebecca I. Linton

Abbreviated Legal: a ptn of SW ¼ of NW ¼, 32-34-4 E W.M.

Assessor's Tax Parcel Number(s): 340432-2-027-0003, P29543

THE GRANTOR DAVID T. BOUDREAU and HEATHER BOUDREAU, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **RICHARD W. LINTON and NANCY R. LINTON**, husband and wife, **RONALD P. LINTON and REBECCA I. LINTON**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

The South 45 feet of the West 120 feet of the North 165 feet of that portion of the Southwest ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., lying East of the Pacific Highway, EXCEPT ditch rights of way.

TOGETHER WITH an easement for common driveway over the North 5 feet of the West 120 feet of that portion of the South 20 rods of the North 30 rods of the Southwest ¼ of the Northwest ¼ of said Section 34, lying East of the Pacific Highway.

Situate in the County of Skagit, State of Washington.

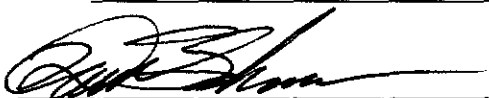
PARCEL "B":

The North 3 feet of the South 48 feet of the North 165 feet of the West 120 feet of that portion of the Southwest ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., lying East of former U. S. Highway 99.

Situate in the County of Skagit, State of Washington.

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

Dated August 27, 2004


David T. Boudreau

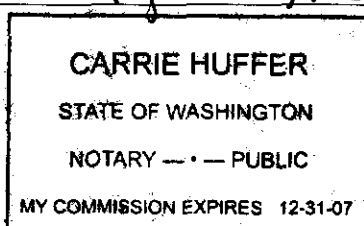

Heather Boudreau


4714
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 31 2004
2,705.60
Amount Paid \$
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **David T. Boudreau and Heather Boudreau** 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: August 31, 2004




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

EXCEPTIONS:

A. Easement for common driveway over and across the South 5 feet of said property to be used in connection with a like easement over the North 5 feet of the property adjoining on the South by the owners of both properties, created by Agreement between Mary Bushey and C. E. McFarland, recorded January 28, 1949, under Auditor's File No. 427508.

B. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Edwin J. Woll, et ux
And: Michael D. Smith, et ux
Recorded: December 16, 1982
Auditor's No.: 8212160027

C. Covenants, Conditions and Restrictions contained in instrument:

Recorded: June 29, 2001
Auditor's File No.: 200106290126
As Follows:

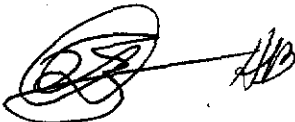
"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

D. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: JoAnn Boudreau
Recorded: August 2, 2001
Auditor's File No.: 200108020092
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit county Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.



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