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311:40AM

John A. Williams, Christa S. Williams, Gary Stoyka and Rachel Jo Williams 1115 Woodlawn Avenue Ann Arbor, MI 48104

Quality First Escrow, Inc. — Escrow No. 2004-279 Chicago Title Ins Co — Order No. IC32324 V

## STATUTORY WARRANTY DEED

Grantor:

Dennis R. Butterfield and Nellie J. Butterfield

Grantee:

John A. Williams, Christa S. Williams, Gary Stoyka and

Rachel Jo Williams

Abbrev Legal Descr:

AFTER RECORDING, MAIL TO:

Lot 2 & W 30' Lot 3, Blk 7, Freestad's Plat #1, Vol 7, p 69,

Skagit County, Washington

Assessor's Tax Parcel No.:

3916 007 002 0000, 3916 007 003 0108

The Grantor, Dennis R. Butterfield and Nellie J. Butterfield, husband and wife, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, conveys and warrants to John A. Williams and Christa S. Williams, husband and wife; and Gary Stoyka and Rachel Jo Williams, husband and wife; each marital community and all parties as Joint Tenants with Right of Survivorship and not as tenants in common, the following described real estate, situated in the County of Skagit, State of Washington:

> The Westerly 30 feet of Lot 3, all of Lot 2, Block 7, FREESTAD'S PLAT, FIRST DIVISION, according to the plat thereof recorded in Volume 3 LATTY WASHINGTON Plats, page(s) 69, in Skagit County, Washington. REAL ESTATE EXCISE TAX

Situate in Skagit County, Washington.

For Permitted Exceptions, see Exhibit A attached hereto SE

and by this reference incorporated herein

Dated: September 15, 2004.

Mellie J. Bufterfield

STATE OF WASHINGTON

SS:

COUNTY OF KING

I certify that I know or have satisfactory evidence that Dennis R. Butterfield and Nellie J. Butterfield is / are the person(s) who appeared before me and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 2004 day of September, 2004

Printed Name: Stan J. Pilon

NOTARY PUBLIC in and for the State of Washington,

residing at Bothell.

My appointment expires 12/24/2006.

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By their signatures below, the Grantees evidence their intention to acquire all interest granted them hereunder as Joint Tenants with Right of Survivorship and not as Tenants in Common or a marital community.

Williams

Rachel Jo Williams

## **EXHIBIT A** PERMITTED EXCEPTIONS

General and special taxes, charges and assessments not yet due or payable;

and the following Paragraphs 1 through 9, inclusive:

Easement, including the terms and conditions thereof, granted by instrument(s); 1.

Recorded:

December 21, 1915

Auditor's No(s).:

111204, records of Skagit County, Washington

In favor of:

Elmon Scott

For:

A perpetual easement to use a certain private road now in use, Easterly from the country road to said grantors house and extending to the premises hereby conveyed, it being agreed that there shall be

but one gate maintained upon said private road

Easement, including the terms and conditions thereof, granted by instrument(s); 2.

Recorded:

June 4, 1937

Auditor's No(s).:

290762, records of Skagit County, Washington

In favor of:

Electric transmission line, with right of ingress and egress over

grantors adjoining property and including covenants against blasting

without notice

Easement, including the terms and conditions thereof, granted by instrument(s); 3.

Recorded:

December 22, 1952

Auditor's No(s).:

483264, records of Skagit County, Washington

For:

The right to lay, maintain, operate, relay and remove at any time a

pipe or pipes, line or lines for the transporation of water, etc.

Agreement, including the terms and conditions thereof; entered into; 4

Skagit County

And Between:

Marian G. Fletcher

Recorded:

August 1, 1994

Auditor's No.:

9408010001, records of Skagit County, Washington

Providing:

Sand filter sewage system

Any prohibition or limitation on the use, occupancy or improvement of the land resulting 5. from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

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- 6. Right of use, control or regulation by the United States of America in the exercise of power over navigation.
- 7. Any question that may arise due to shifting or change of the line of high water of Samish Bay OR due to said bay having shifted or changed its line of high water.
- 8. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Samish Bay, if navigable.
- 9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Auditor's No(s).:

541441, records of Skagit County, Washington

Executed By:

Sigurd Freestad and Tora Freestad, husband and wife

