

WHEN RECORDED RETURN TO  
JAMES P. DELANEY  
18785 WEST BIG LAKE BOULEVARD  
MOUNT VERNON, WASHINGTON 98274



200409240089  
Skagit County Auditor

9/24/2004 Page 1 of 4 11:32AM

CHICAGO TITLE CO. 1C32193✓

CHICAGO TITLE INSURANCE COMPANY

5130294

STATUTORY WARRANTY DEED

Dated: SEPTEMBER 16, 2004

THE GRANTOR

CHARLES R. HAIGH AND SHANNON E. H. HAIGH, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JAMES P. DELANEY AND LESLIE JYL DELANEY, HUSBAND AND WIFE

the following described real estate situated in the County of SNOHOMISH State of Washington:  
Tax Account Number(s):

3863-000-087-0006

SHORT LEGAL: LOT 87, FIRST ADDITION TO BIG LAKE WATERFRONT.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A  
SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY  
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED  
HEREIN.

# 5145  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 24 2004

Amount Paid \$ 6497.00  
By Skagit Co. Treasurer Deputy

Charles R. Haigh  
CHARLES R. HAIGH

Shannon E. H. Haigh  
SHANNON E. H. HAIGH

SWD/RDA/0899

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005130294

Right granted by the State of Washington to Day Lumber Co., a corporation, to overflow the bed and shores of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington.

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 21, 1978  
Auditor's No(s): 875853, records of Skagit County, Washington  
For: Ingress, egress and utilities  
Affects: Said premises and other property

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 7, 1985  
Auditor's No(s): 8508070045, records of Skagit County, Washington  
In favor of: Skagit County Sewer District 2  
For: Access to a pump station along with rights of maintenance and repair with other related rights, provision and conditions  
Affects: Said premises and other property

Covenant to bear equal share of the cost of the construction, maintenance or repair of easement;  
Recorded: December 1, 1975  
Auditor's No(s): 826845, records of Skagit County, Washington  
For: Road maintenance  
Affects: Said premises and other property

Affect, if any, of Survey recorded November 12, 2003, under Auditor's File No. 200311120291, records of Skagit County, Washington.

Possible encroachment of shed as shown on Survey recorded under Auditor's File No. 200311120291, records of Skagit County, Washington.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting 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.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the Big Lake or due to said having shifted or changed its course.

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 Big Lake, if navigable.

Terms, conditions, and restrictions of that instrument entitled Lot Certification Application;  
Recorded: June 23, 1999  
Auditor's No(s): 9906230151, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;  
By: Roderick B. Anderson and Karma G. Anderson, husband and wife;  
Dean Anderson, a single man and Rick D. Anderson, a single man  
And Between: Skagit County Sewer District No. 2  
Recorded: August 7, 1985  
Auditor's No.: 8508070043, records of Skagit County, Washington  
Providing: For a six foot wide sewer easement along with shared costs of maintenance and repair and other related provisions



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**EXHIBIT "A"****PARCEL A:**

Lot 87, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

EXCEPT that portion thereof lying Westerly of a line drawn parallel with and 10 feet Easterly of the centerline of that certain easement established March 6, 1978, in a Real Estate Contract recorded March 21, 1978, as Auditor's File No. 875853, records of Skagit County, Washington;

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over and across a 20 foot wide strip of land centered on the centerline of that certain easement established March 6, 1978, in a Real Estate Contract recorded March 21, 1978, as Auditor's File No. 875853, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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STATE OF WASHINGTON  
COUNTY OF Snohomish

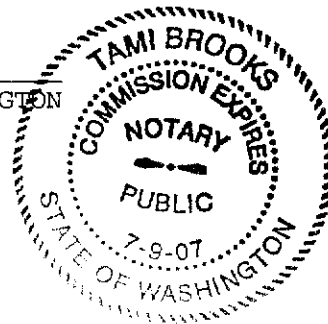
SS

ON THIS 21st DAY OF September, 2004 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED

Charles R. and Shannon E.H. Haigh KNOWN TO ME TO BE THE  
INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED THAT They SIGNED AND SEALED THE SAME AS mur FREE AND  
VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Tami Brooks  
NOTARY SIGNATURE

PRINTED NAME: Tami Brooks  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Monroe, WA  
MY COMMISSION EXPIRES ON 7-9-07



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