

AFTER RECORDING MAIL TO:
Mr. and Mrs. Alan H. Richardson
1006 S. Carousel Lane
Spokane, WA 99224

200410250171
Skagit County Auditor
10/25/2004 Page 1 of 2 2:01PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82782

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): P46529, 360125-0-018-0008

FIRST AMERICAN TITLE CO.
A82782-E-1

THE GRANTOR Peter M. Haas and Donna J. Haas, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan H. Richardson and Sandra L. Richardson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Short Plat No. 67-73, approved June 15, 1978, recorded June 16, 1978, in Volume 2 of Short Plats, page 232, records of Skagit County, Washington; being a portion of Government Lot 1, Section 25, Township 36 North, Range 1 East, W.M..

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated: October 12, 2004

Peter M Haas
Peter M. Haas

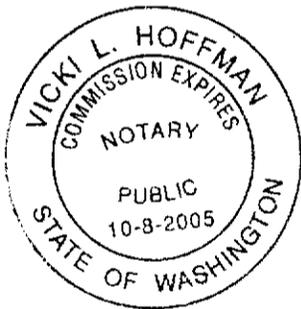
Donna J Haas
Donna J. Haas

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter M. Haas and Donna J. Haas, 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: 10-14-04

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05



5750
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2004

Amount Paid \$ 10680.00
Skagit Co. Treasurer
by hp

Exceptions:

A. RESERVATIONS CONTAINED IN DEED EXECUTED BY WILLIAM PAYNE:

Dated: January 8, 1917
Recorded: January 13, 1917
Auditor's No: 116990
As Follows:

Excepting and reserving therefrom a right-of-way for road purposes, one rod wide over and across Government Lot 1, in Section 25, Township 36 North, Range 1 East, W.M., to the beach.

B. PROVISION CONTAINED IN INSTRUMENT CONVEYING OTHER PROPERTY:

Dated: July 10, 1964
Recorded: July 16, 1964
Auditor's No.: 653267

And various other instruments of record, as follows:

This property carries with it beach rights to all the beach belonging to Government Lot 1, including right of access to beach through property now owned by the Grantors.

C. EASEMENT FOR PUBLIC AND PRIVATE UTILITIES OVER, UNDER AND UPON THE SOUTHWESTERLY 5 FEET OF SAID PREMISES, GRANTED TO SKAGIT COUNTY, BY INSTRUMENT:

Dated: December 3, 1973
Recorded: June 5, 1974
Auditor's No.: 801837

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

Short Plat No.: 67-73
Recorded: June 16, 1978
Auditor's No: 881618

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 - Individual Well



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