

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ernest G. Brown III
P.O. Box 161
LaConner, WA 98257



200410270144
Skagit County Auditor

10/27/2004 Page 1 of 3 3:13PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113981-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ballew Family Trust, David W. Ballew, James C. Ballew, Jenny C. Ballew Wiltse and Thomas D. Ballew

Grantee(s): Ernest G. Brown III and Stephanie J. Brown

Abbreviated Legal: Lot 66 & ptn of 67, Snee-oosh

Assessor's Tax Parcel Number(s): 4016-000-066-0005, P69686, 4016-000-067-0103, P69688

THE GRANTOR DAVID W. BALLEW, JAMES C. BALLEW and JENNY C. BALLEW WILTSE, TRUSTEES OF THE BALLEW FAMILY TRUST, as to an undivided 1/2 interest and DAVID W. BALLEW, JAMES C. BALLEW, JENNY C. BALLEW WILTSE, and THOMAS D. BALLEW, as tenants in common, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERNEST G. BROWN, III and STEPHANIE J. BROWN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

and the East 2 feet of Lot 67,

Lot 66, SNEE-OOSH, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions and other exceptions as attached on Schedule "B-1" and made a part hereof.

Dated October 18, 2004

5815
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 27 2004

Amount \$ 11,125.00
By

David W. Ballew, Individually and as Trustee
Of the Ballew Family Trust

Jenny C. Ballew Wiltse, Individually and as Trustee
Of the Ballew Family Trust

James C. Ballew, Individually and as Trustee
Of the Ballew Family Trust

Thomas D. Ballew

Page 2 of Statutory Warranty Deed
Dated 10/18/04 between Ballew & Brown

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence David W. Ballew, James C. Ballew and Jenny C. Ballew
Wiltse signed this instrument, on oath stated that they are authorized to execute the instrument and
acknowledged it as the Trustees of the Ballew Family Trust and also acknowledge that they each
Individually signed this instrument and acknowledge it to be the free and voluntary act of each
party for the uses and purposes mentioned in this instrument.

Dated: 10-25-04

Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: November 2, 2006

STATE OF Colorado }
COUNTY OF Alamosa } SS:

I certify that I know or have satisfactory evidence that Thomas D. Ballew is
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 10/20/04

Jonna L. Sandoval
Notary Public in and for the State of Colorado
Residing at 6260 S. Green Club Rd.
My appointment expires: August 7, 2007

JONNA L. SANDOVAL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug 7, 2007



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EXCEPTIONS:

- A. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water
- B. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Clyde H. Kester and Frank Own Mathews, their heirs, successors, administrators and assigns, and for the use and benefit of Grantees adjoining real estate

Purpose: Permanent rights, privilege and easement to construct, maintain, repair and replace a sanitary and surface water pipeline over and across a portion of said premises

Area Affected: The Southerly 20 feet of Lot 66

Dated: November 26, 1974

Recorded: November 27, 1974

Auditor's No.: 810537

Said Easement is a re-recording of Easements recorded November 12, 1974 and November 25, 1974, under Auditor's File Nos. 809890 and 810440, respectively.

- D. Terms and conditions of Variance Permit No. V-86-009, recorded March 11, 1986, under Auditor's File No. 8603110008.
- E. Terms and conditions of a Shoreline Substantial Development Variance Permit No. SL V 88 021.ORD as recorded March 6, 1989, under Auditor's File No. 8903060004.

SJB
ELW

