

AFTER RECORDING MAIL TO:
Martin P. Parker, Rosemary N. Fay
1120 Warren Street
Mount Vernon, WA 98273



10/29/2004 Page 1 of 2 4:11PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82581

Statutory Warranty Deed

Grantor(s): John Wion and Cheryl Wion
Grantee(s): Martin P. Parker and Rosemary N. Fay
Assessor's Tax Parcel Number(s): 360436-1-003-0106 P50759

FIRST AMERICAN TITLE CO.
82581E-1

THE GRANTOR John Wion and Cheryl Wion, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin P. Parker, a single man, and Rosemary N. Fay, a single woman, the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northeast 1/4 of Northeast 1/4 of Section 36, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of the Northeast 1/4 of the Northeast 1/4 and the West line of State Highway right of way thence west along the North line of said subdivision a distance of 265.00 feet; thence South parallel to the East line of said subdivision a distance of 330.00 feet, more or less, to the South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence East along the South line of sand North 1/2 of the Northeast 1/4 of the Northeast 1/4 a distance of 265.00 feet, more or less, to the West line of the State Highway right of way; thence North along the West line of said highway right of way to the point of beginning; EXCEPT the North 100 feet thereof.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: October 20, 2004.

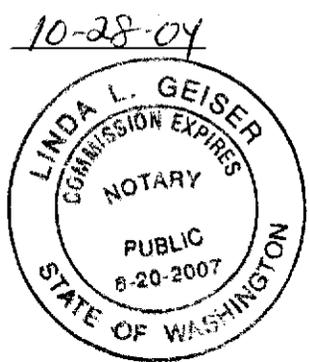
John M. Wion *Cheryl L. Wion*
John M. Wion Cheryl L. Wion
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2004
Amount Paid \$ 2865.80
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington By _____ } SS:
COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that John Wion and Cheryl Wion are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-28-04



Linda L. Geiser
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 8-20-07

Schedule "B-1"

Exceptions:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Glacier Park Company, successor of Washington and Great Northern Townsite Company, a Corporation of the State of Minnesota
Recorded: April 9, 1945
Auditor's No: 379423
As Follows:

Reserving and excepting unto the grantor, its successor and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same, subject to any and all existing easements over and across the premises hereinabove described for roads, tramways, ditches, telephone and telegraph lines, and all other rights of way.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Neil M. Huber and Herta Huber, husband and wife
Dated: July 23, 1975
Recorded: July 24, 1975
Auditor's No: 821083
Purpose: Right to use water from a well located on said premises, together with a water line over and across said premises
Area Affected: Approximately 40 feet West of the East boundary and approximately 75 feet South of the North boundary of the above described property and a water line leading Northerly over, across and under the above described property



200410290174
Skagit County Auditor