

AFTER RECORDING MAIL TO:

Mr. and Mrs. Brian R. Sweeney

24515 E. State St.
Sedro Woolley, WA 98284



200411120180

Skagit County Auditor

11/12/2004 Page 1 of 3 2:03PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83096

Statutory Warranty Deed

Grantor(s): Hendrik C. Weynands

Grantee(s): Brian R. Sweeney and Effie R. Sweeney

Assessor's Tax Parcel Number(s): 3899-000-014-0101, P64967

FIRST AMERICAN TITLE CO.

B83096E-1

THE GRANTOR Hendrik C. Weynands, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian R. Sweeney and Effie R. Sweeney, husband and wife the following described real estate, situated in the County of Skagit, State of Washington. *as Joint Tenants with Rights of Survivorship and not as Tenants in Common.

Lot 14, EXCEPT the East 150 feet of the North 300 feet thereof, "DEITER'S ACREAGE", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington; ALSO EXCEPT that portion of said Lot 14 lying westerly of the following described line: Commencing at the Southwesterly corner of Lot 14, "DEITER'S ACREAGE", according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, shown on Survey filed in Book 7 of surveys, page 134, records of said County; thence North 89 degrees 52'00" East 1.00 feet along the Southerly line of said Lot 14 to the true point of beginning for said centerline; thence North 02 degrees 21'47" West 649.04 feet to the Northerly line of said Lot 4 and the terminus of said centerline; said terminus also being North 89 degrees 36'34" East 7.29 feet from the Northwesterly corner of said Lot 14.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the East 14 feet 7 inches of Lot 15 of said Plat and over and across the West 14 feet 7 inches of Lot 14 of said Plat, as created in instrument recorded September 17, 1969 under Auditor's File No. 731120, as modified by decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

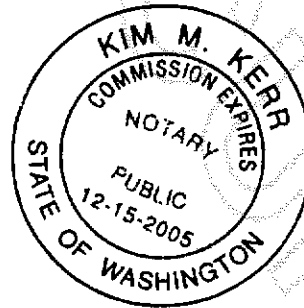
Subject to paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. B83096 attached hereto and made a part hereof by this reference.

Dated: November 3, 2004

Hendrik C. Weynands

SEE PAGE 2 FOR JOINT TENANTS
LANGUAGE

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Hendrik C. Weynands, the persons 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.

Date: 11-5-04

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Kim M. Kerr
Notary Public in and for the State of

Washington

Residing at Mount Vernon

NOV 12 2004

My appointment expires: 12/15/2005

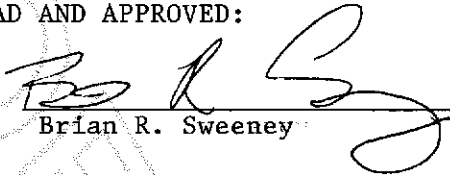
Amount Paid \$ 3373.10
By Sp Skagit Co. Treasurer Deputy

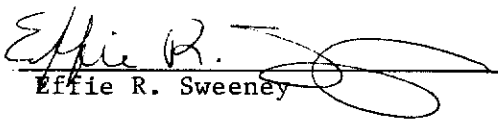
Pg. 1 of 3.

LPB-10

GRANTEES HEREIN ACKNOWLEDGE THEIR INTENT TO TAKE TITLE AS
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS
IN COMMON.

READ AND APPROVED:


Brian R. Sweeney


Effie R. Sweeney

Pg 2 of 3

Statutory Warranty Deed dated November 3, 2004.



200411120180
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11/12/2004 Page 2 of 3 2:03PM

Order No: B83096

Schedule "B-1"

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Charles F. Butt and Patricia Butt, husband and wife
Dated: August 11, 1969
Recorded: September 17, 1969
Auditor's No.: 731120
Purpose: Ingress and egress
Area Affected: Easement portion of the subject property and other property, and the West 14 feet 7 inches of the subject property

B. Provision contained in easement agreement recorded September 17, 1969, under Auditor's File No. 731120, as shown in Paragraph A above, as follows:

"Both parties and/or their assignees shall be equally responsible for the installation, maintenance and repair of any roadway on the aforescribed parcels of real estate."

C. Those matters disclosed by Survey recorded under Auditor's File No. 8712110012 in Volume 7 of Surveys, page 134, as follows:

1. Misplaced fencelines in Lot 14;
2. Garage encroachment in Lot 14; and
3. There is an apparent discrepancy between the platted North-South lot lines and the occupation lines as evidenced by the existing North-South fences, by the concrete and stone pillars shown hereon, by the location of the joint access road, and by conversations with adjoining owners.

D. Provisions and conditions imposed by decree entered in Skagit County Superior Court Cause No. 88-2-2277-7, records of Skagit County, Washington regarding the easement serving the subject property and other property.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200209180075
Document Title: Order on Variance Request

Auditor's File No.: 200210140097
Document Title: Order on Procedure and Request

Pg. 3 of 3.



200411120180
Skagit County Auditor