

RETURN TO:

JERRY LEE McADOW, JR.
ANGELA JEAN McADOW
23536 River Road
Sedro Wooley, WA 98284
RE: Screaming Eagle Lot 2



200411180056
Skagit County Auditor

11/18/2004 Page 1 of 3 11:32AM

STATUTORY WARRANTY DEED

Grantor(s): CLEORA L. TUBBS and ED TUBBS
Grantee(s): JERRY LEE McADOW, JR and ANGELA JEAN McADOW
Legal Description: TR 2, ALTERRA PARK DIV II 'A' VOL 6 SP, SEC 7 AND 8 TWP
35 N, RGE 8 E, W.M.
Assessor's Tax Parcel ID#: 350808-0-006-0106 m14880

The Grantor, CLEORA L. TUBBS and ED TUBBS, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JERRY LEE McADOW, JR. and ANGELA JEAN McADOW, Husband Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AS "SCHEDULE A-1" AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO: SPECIAL EXCEPTIONS ATTACHED HERETO AS "SCHEDULE B-1" AND INCORPORATED HEREIN BY THIS REFERENCE.

DATED: 9/29/04

Cleora Tubbs
CLEORA L. TUBBS

Ed Tubbs
ED TUBBS

STATE OF WASHINGTON
County of KING

I hereby certify that I know or have satisfactory evidence that CLEORA L. TUBBS and ED TUBBS signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 9/29/04
Donna J. Reid
Notary Public in and for the State of Washington,
Residing at Washouak

My appointment expires 2/17/06



#6211
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 18 2004
Amount Paid \$ 9790
By [Signature] Skagit Co. Treasurer Deputy

Schedule "A-1"

DESCRIPTION:

Tract 2 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II 'A'", approved October 26, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8 of Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 acre Parcel Survey Map No. 145-79, entitled, "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 acre Parcel Survey Map.)

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.



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Schedule "B 1"

EXCEPTIONS:

A. Any questions that may arise due to the shifting or changing in course of the Skagit River.

B. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 8007030123 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. The face of the Short Plat sets forth 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. Zoning - Rural;
4. Sewage Disposal - Individual septic systems;
5. Water - Individual wells;
6. No construction South of floodway boundary;
7. Buyer should beware that this subdivision is located in a flood plain and portions of some lots are located in a designated floodways and residential construction in the flood plain may required significant elevation of the first living floor.

D. Access easements as delineated on the face of 5 acre Survey Nos. 517-80 and 145-79.

E. Possible rights of third parties to use the private roads as said roads are delineated on the face of said 5 acre Survey Nos. 517-80 and 145-79.



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