

AFTER RECORDING MAIL TO:

Mr. and Mrs. Mark Selvig
10721 132nd Street N.E.
Arlington, WA 98223



200411190132
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113369-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David A. Welts and George E. McIntosh
Grantee(s): Mark Selvig and Jennifer E. Selvig
Abbreviated Legal: Tr. 1 SP 506-80 in 23-34-2 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340223-1-001-0206, P20666

THE GRANTOR DAVID A. WELTS and GEORGE E. MCINTOSH, in indeterminate interests, each as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK SELVIG and JENNIFER E. SELVIG, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject To: Paragraphs A through E, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113369-SE, attached hereto and made part hereof.

Dated November 19th, 2004

David A. Welts
David A. Welts

George E. McIntosh by David A. Welts
George E. McIntosh
POA

#6254
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

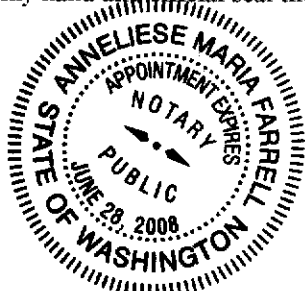
NOV 19 2004

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 1913.50
By: [Signature] Skagit County Treasurer, Deputy
SS:

On this 19th day of November, 2004 before me personally appeared David A. Welts, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for George E. McIntosh and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Anneliese Maria Farrell
Anneliese Farrell
Notary Public in and for the State of Washington
Residing at La Conner

My appointment expires: 6/28/08

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that

David A. Welts 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.

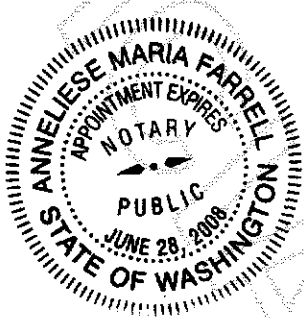
Dated: November 19th, 2004

Anneliese Maria Farrell
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Notary Public in and for the State of Washington

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EXHIBIT A

Tract 1 of 5 Acre Parcel Map No. 506-80, approved May 21, 1980 and recorded May 23, 1980 as Auditor's File No. 8005230015, in Book 4 of Short Plats, page 96, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed By: Ida Bobb, et al
Dated: February 2, 1966
Recorded: October 3, 1966
Auditor's No.: 689049, in Volume 358 of Official Records, page 629
As Follows: "Excepting and reserving unto the grantors, their heirs and assigns, 100% of all minerals, including oil and gas, together with the right to prospect for, mine and remove the same.

(Affects and undivided 10800/11520 interest)

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John M. Beall and Lola M. Beall, husband and wife
Purpose: Roadway and utility purposes
Area Affected: Location undisclosed
Recorded: June 25, 1980
Auditor's No.: 8006250017

C. Provisions set forth on the face of the Short Plat, as follows:

Sewer: Individual septic tanks;

Zoning: Residential;

Water: "Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water."

D. Right of the Swinomish Indian Tribal Council to regulate and impose restrictions on the use of said lands.

E. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Recorded: January 22, 2004
Auditor's File No.: 200401220066



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