

AFTER RECORDING MAIL TO:
Mr. Thomas E. Judge
18430 State Route 20
Burlington, WA 98233



200412070124
Skagit County Auditor
12/7/2004 Page 1 of 2 3:46PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114466-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Stephen P. Watkins and Gina D. Watkins
Grantee(s): Thomas E. Judge
Abbreviated Legal: ptn SE 1/4 of NW 1/4, 6-34-4 E W.M. aka Lot 3, SP 91-062
Assessor's Tax Parcel Number(s): 340406-0-070-0203, P101562

THE GRANTOR STEPHEN P. WATKINS and GINA D. WATKINS, husband and wife by deed recorded July 18, 1997, under Auditor's File No. 9707180099 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas E. Judge, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Skagit County Short Plat No. 91-062, approved October 22, 1992 and recorded October 22, 1992, under Auditor's File No. 9210220101 in Volume 10 of Short Plats, page 125, being a portion of Government Lot 3 and of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated December 3, 2004

Stephen P. Watkins
Stephen P. Watkins

Gina D. Watkins
Gina D. Watkins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

0550
DEC 6 7 2004
293700

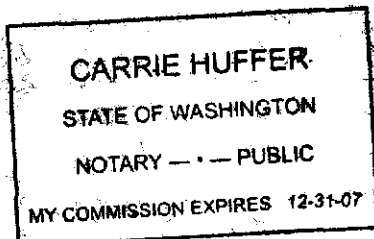
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephen P. Watkins and Gina D. Watkins the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 3, 2004

Carrie Huffer
Carrie Huffer



Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

Schedule "B-1"

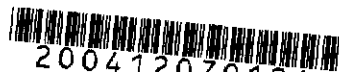
114466-PE

EXCEPTIONS:

- A. 60 foot easement for Lots 1, 2 and 3 as delineated on the face of the short plat.
- B. 45 foot radius Cul De Sac easement for road and utilities as delineated on the face of the short plat.
- C. Provisions set forth on the face of the Short Plat, as follows:
 - 1. Short Plat Number and date of approval shall be included in all deeds and contracts;
 - 2. All maintenance and construction of private roads shall be the responsibility of the lot owners;
 - 3. Zoning - Residential;
 - 4. Water - Skagit County P.U.D. #1;
 - 5. Sewer - Individual on-site sewage system;
 - 6. Floodplain - Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction;
 - 7. This short plat is intended to supersede, take the place of, and render null and void that short plat filed in Volume 10 of Short Plat, at page 96 as AF#9207080016.
- D. Any question regarding perimeter fences as disclosed on the face of the Short Plat.
- E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation, a Washington Corporation
Purpose:	The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines
Area Affected:	The North 161 feet
Dated:	October 28, 1993
Recorded:	February 1, 1994
Auditor's No.:	940201001

SW GW



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