

AFTER RECORDING MAIL TO:

Mr. and Mrs. Ries
1281 N. Olsen Road
Camano Island, WA 98282



200412200134

Skagit County Auditor

12/20/2004 Page 1 of 3 11:46AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113417-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard Allen Barnes and Linda Barnes

Grantee(s): Rieswork, LLC

Abbreviated Legal: a ptn of NW ¼ of SW ¼, 23-34-3 E W.M.

Assessor's Tax Parcel Number(s): 340323-3-009-0005, P22492

THE GRANTOR RICHARD ALLEN BARNES, a married peson, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **RIESWORK, LLC**, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

The East ½ of the East ½ of the Northeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 23, Township 34 North, Range 3 East, W.M., EXCEPT Mclean Road along the North line thereof.

Situate in the County of Skagit, State of Washington.

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

Dated December 16, 2004

Richard Allen Barnes
Richard Allen Barnes

Linda Barnes
Linda Barnes

STATE OF California }
COUNTY OF San Bernardino } SS:

I certify that I know or have satisfactory evidence that **Richard Allen Barnes and Linda Barnes** 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.

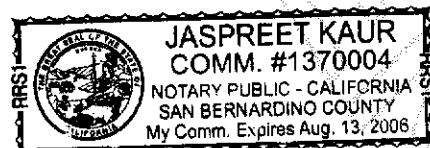
Dated: Dec. 17th, 2004

Jaspreet Kaur
Notary Public in and for the State of California
Residing at Grand Terrace, CA 92313
My appointment expires: Aug. 13, 2006

#6818
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2004

Amount Paid \$ 9,790.00
By [Signature] Skagit Co. Treasurer
Deputy



Schedule "B-1"

113417-SE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation
Purpose: To construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines under, over, through, and across the above described property
Area Affected: Ten (10) feet in width, per mutual agreement
Dated: May 5, 1993
Recorded: May 27, 1993
Auditor's No.: 9305270076

B. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, and enlarge an underground electric transmission and/or distribution system upon and under the Right-of-Way together with all necessary or convenient appurtenances therefore, which may include but are not limited to the following: underground conduits, cables, communication lines, vaults, manholes, switches, and transformers, and semi-buried or ground mounted facilities.
Area Affected: Being located as constructed or to be constructed on the West 10 feet of the North approximately 490 feet of the above described property.
Dated: Not disclosed
Recorded: July 6, 1993
Auditor's No.: 9307060082

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

C. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Richard Allen Barnes
Recorded: April 12, 2001
Auditor's File No.: 200104120062
Regarding:



200412200134

Skagit County Auditor

EXCEPTIONS CONTINUED:

C. (continued):

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

D. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Richard Allen Barnes
Recorded: April 12, 2001
Auditor's File No.: 200104120063
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

E. WAIVER AND COVENANT NOT TO SUE SKAGIT COUNTY AND ADJACENT TO NATURAL RESOURCE LAND PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

By: Richard Barnes
Recorded: April 12, 2001
Auditor's No.: 200104120064

200412200134
Skagit County Auditor