

AFTER RECORDING MAIL TO:
Mr. and Mrs. Dan R. Byrd
17452 Pull And Be Damned Road
La Conner, WA 98257

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82812

200412220065
Skagit County Auditor
12/22/2004 Page 1 of 2 9:47AM

Statutory Warranty Deed

Grantor(s): Lois Coonc
Grantee(s): Dan R. Byrd and Debra K. Byrd
Assessor's Tax Parcel Number(s): 4183-000-008-0003, P77685

FIRST AMERICAN TITLE CO.
82812E

THE GRANTOR Lois Coonc, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dan R. Byrd and Debra K. Byrd, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 10 of Plats, page 7, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" Attached
Dated: December 16, 2004

Lois Coonc
Lois Coonc

0870
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 22 2004
Amount Paid \$ 6379.10
By [Signature]
Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Lois Coonc, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-17-04

B Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Exhibit "A"

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Replat of Lots 1, 2, 3 and 4, Block 5 Wagner's Hope
Island Addition
Recorded: September 8, 1971
Auditor's No.: 757795

Said matters include but are not limited to the following:

1. Know all men by these presents that we, the undersigned owners of the land hereby Replatted, do hereby declare this plat to be known as REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION and do hereby grant the right to drain all adjacent roads over and across the lots where the water might take a natural course after said roads are graded; Also the right to make all necessary slopes for cuts and fills in the construction of said roads.

B. Reservations contained in Deed from San Sam (Sughadium) and Amelia Sam, his wife, of Swinomish Indian Reservations, noncompetent Swinomish Indians, recorded January 13, 1931, in Volume 156 of Deeds, page 411, under Auditor's File No. 240219, records of Skagit County, Washington, substantially as follows:

There is also reserved a right-of-way for canals and ditches constructed under authority of the United States.

C. Said lands lie within the Swinomish Indian Reservation and may be subject to governmental regulation by the Swinomish Tribe of Indians.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Swinomish Utility Authority
Dated: December 16, 2004
Recorded: December 16, 2004
Auditor's No.: 200412160145
Purpose: ...constructing, maintaining, repairing, altering or reconstructing a septic tank effluent pump sanitary sewer collection system, including a force main and control panel necessary to operate and control the system...
Area Affected: As constructed



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Skagit County Auditor