

**AFTER RECORDING MAIL TO:**

**Mr. Jeremy E. Brown  
6556 State Route 9  
Sedro Woolley, WA 98284**



200501210075  
Skagit County Auditor

1/21/2005 Page 1 of 2 11:50AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B83624

**FIRST AMERICAN TITLE CO.  
Statutory Warranty Deed** *B83624E*

**Grantor(s): Wayne K. Hutchins and Karen S. Hutchins  
Grantee(s): Jeremy E. Brown  
Assessor's Tax Parcel Number(s): P35553, 350401-4-002-0004**

**THE GRANTOR Wayne K. Hutchins and Karen S. Hutchins, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeremy E. Brown, an unmarried man, the following described real estate, situated in the County of Skagit, State of Washington.**

Tract 4, Skagit County Short Plat No. 57-77, approved September 9, 1977, and recorded September 15, 1977 in Volume 2 of Short Plats, page 118, under Auditor's File No. 864774, records of Skagit County, Washington; being a portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East of the Willamette Meridian. Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: 01/14/05

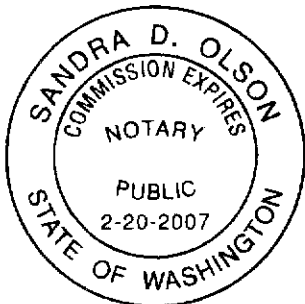
*Wayne K. Hutchins*  
Wayne K. Hutchins

*Karen S. Hutchins*  
Karen S. Hutchins

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wayne K. Hutchins and Karen S. Hutchins, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-18-05



*Sandra D. Olson*  
Sandra D. Olson  
Notary Public in and for the State of Washington  
Residing at Burlington, Wa.  
My appointment expires: 2-20-07

# *303*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 21 2005  
Amount Paid \$ *2830.00*  
By *[Signature]* Skagit Co. Treasurer Deputy

EXHIBIT "A"

**EXCEPTIONS:**

**A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: Puget Mill Company, a corporation  
Auditor's No.: 227241  
As Follows:

The party of the first party hereby reserves unto itself and unto its successors and assigns, its right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, and to take, mine and remove the same; provided, however, said party of the second part his heirs and assigns, shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: 57-77  
Recorded: September 15, 1977  
Auditor's No.: 864774

Said matters include but are not limited to 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. Sewage disposal – Individual septic systems
4. Water – Private well

**C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: James G. Thompson and Maxine J. Johnston  
And: Kevin Woods and Rodney C. Burgess  
Dated: March 30, 1989  
Recorded: April 17, 1989  
Auditor's No.: 8904170048  
Regarding: Well Agreement

