



200501280072

Skagit County Auditor

1/28/2005 Page

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3 11:33AM

Return to: FRONTIER BANK
P. O. BOX 2210
EVERETT, WA 98213

Assessor's Parcel or Account Number: 330420-1-009-0002

CHICAGO TITLE CO.

LC33026

Space Above This Line For Recording Data

Statutory Warranty Deed

The GRANTOR ERIC S. SWARD AND JANINE R. SWARD, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to ANTHONY J. DEVERY AND COLETTE Y. DEVERY
HUSBAND AND WIFEthe following described real estate, situated in the County of SKAGIT, State of
Washington:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 96-0024, AS APPROVED MAY 17, 1999,
RECORDED MAY 18, 1999, IN VOLUME 14 OF SHORT PLATS, PAGE 25, UNDER AUDITOR'S
FILE NO. 9905180115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION
OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWN-
SHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO CC & R'S & EASEMENTS ATTACHED HERETO AS SCHEDULE B-001

Dated: JANUARY 26, 2005

ERIC S. SWARD
JANINE R. SWARD

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

JAN 28 2005

COUNTY OF

Amount Paid \$
Skagit Co. Treasurer

On this day personally appeared before me By

ERIC S. SWARD & JANINE R. SWARD

to me known to be the individual described in and who

executed the within and foregoing instrument, and

acknowledged th THEY

signed the same THEIR free and

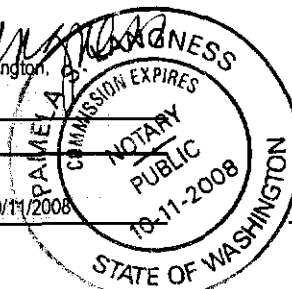
and voluntary and deed, for the uses and purposes

therein mentioned.

GIVEN under my hand and official seal this 27
day of JANUARY 2005
Notary Public in and for the State of Washington,
residing at EVERETT

My commission expires:

10/11/2008



On this

day of

2004, before me, the undersigned, a Notary Public in and for the

State of Washington, duly commissioned and sworn, personally

appeared

and

to me known to be the

President and

Secretary, respectively, of

the corporation that executed the foregoing instrument, and

acknowledged the said instrument to be the free and voluntary act

and deed of said corporation, for the uses and purposes therein

mentioned, and on oath stated that

is authorized to execute the said instrument and that the seal affixed

is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day & year
first above written.

Notary Public in and for the State of Washington, residing at

My commission expires:

SCHEDULE B-001

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: June 17, 1999
Auditor's No(s): 9906170076, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 8, 1999
Auditor's No.: 199909080074, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Non-exclusive easement and maintenance declaration recorded June 9, 1999, under Auditor's File No. 9906090073, records of Skagit County, Washington.

AMENDED by instrument(s):
Recorded: June 20, 2003
Auditor's No(s): 200306200141, records of Skagit County, Washington
4. Non-exclusive easement and maintenance declaration recorded May 18, 1999, under Auditor's File No. 9905180114, records of Skagit County, Washington.
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: March 12, 2003
Auditor's No(s): 200303120016, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: March 7, 2003
Auditor's No(s): 200303070167, records of Skagit County, Washington



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SCHEDULE B-001

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7. Agreement, including the terms and conditions thereof, entered into;
By: Eric and Janine Sward
And Between: Skagit County Permit Center
Recorded: March 7, 2003
Auditor's No.: 200303070166, records of Skagit County, Washington
Providing: On-site sewage system operation and maintenance agreement
8. Terms, conditions, and restrictions of that instrument entitled Accessory Dwelling Unit;
Recorded: March 4, 2003
Auditor's No(s): 200303040166, records of Skagit County, Washington
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 2003
Auditor's No(s): 200306200142, records of Skagit County, Washington
In favor of: David B. Mitchell and Deborah L. Mitchell, husband and wife
For: Installation, repair and maintenance of existing utilities
Affects: A 10 foot strip only
10. 2005 REAL ESTATE TAXES.



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