

AFTER RECORDING MAIL TO:
CHAD SHIELDS
4606 PARK ROAD
SEDRO WOOLLEY, WA 98284



200502040141
Skagit County Auditor
2/4/2005 Page 1 of 4 3:30PM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-77486

LAND TITLE OF SKAGIT COUNTY

114505-S

Statutory Warranty Deed

Grantor(s): WILLIAM IRBY HICKS
Grantee(s): CHAD SHIELDS and KELLY SHIELDS
Abbreviated Legal:
TRACT 41, S/P 108-76 AKA SILVER CREEK RANCH #2.

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360405-1-003-2802

THE GRANTOR WILLIAM IRBY HICKS, a married man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN IRC SECTION 1031 TAX-DEFERRED EXCHANGE in hand paid, conveys and warrants to CHAD SHIELDS and KELLY SHIELDS, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

"NOT GRANTORS PRIMARY RESIDENCE, VACANT LAND"

Dated January 28, 2005

WILLIAM IRBY HICKS

575
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
FEB 04 2005
Amount Paid \$ 1733⁷²
By Deputy

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that WILLIAM IRBY HICKS is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEBRUARY 2, 2005

NOTARY PUBLIC
STATE OF WASHINGTON
VICKI L. WICHERS
My Appointment Expires
AUGUST 25, 2008

VICKI WICHERS
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 08/25/08

EXHIBIT A

Tract 41 of Short Plat No. 108-76, being that certain 5 Acre Parcel Subdivision entitled, "SILVER CREEK RANCH, DIVISION NO. 2", located in Sections 4 and 5, Township 36 North, Range 4 East, W.M., approved November 23, 1976 and recorded November 23, 1976, under Auditor's File No. 846420, in Volume 2 of Short Plats, pages 1 and 2, records of Skagit County, Washington,

EXCEPT mineral rights as reserved by Vista-Bella Investments, Inc., by instrument recorded April 7, 1978, under Auditor's File No. 876929, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land primarily 60 feet in width, delineated on the face of said Short Plat No. 108-76, as said Short Plat is set forth above and as set forth on the face of Short Plat No. 108-76, approved June 14, 1978 and recorded June 29, 1976, under Auditor's File No. 838023, in Volume 1 of Short Plats, page 142, records of Skagit County, Washington, sometimes referred to as Silver Creek Drive.

Situate in the County of Skagit, State of Washington.

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EXHIBIT "B"

A. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: January 11, 1977
Recorded: January 14, 1977
Auditor's No.: 849293
Executed By: Vista-Bella Investments, Inc., by Eddison G. N. Sinanan, President

B. RESERVATION OF ALL RIGHTS TO OIL, GAS AND MINERALS BY INSTRUMENT:

Dated: March 29, 1978
Recorded: April 6, 1978
Auditor's No.: 876929
Executed By: Vista-Bella Investments, Inc.

C. A 10 foot wide utility easement adjacent and parallel to each lot line (i.e., front, rear and side) as reserved in instrument recorded January 14, 1977, under Auditor's File No. 849293.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric line, cable television lines and telephone lines
In Favor Of: Puget Sound Power & Light Co., Continental Telephone company of the Northwest, and Nationwide Cablevision
Recorded: February 8, 1978
Auditor's No.: 873457
Affects: Exact location is undisclosed on the record

E. Provisions contained in Contract through which title is claimed, as follows:

"Purchaser shall not waste or strip the property and shall not, without the permission of seller, place signs of any character, including for sale or for rent signs, on any part of the property. Purchaser agrees to use said property for residential purposes only and to destroy only those trees and vegetation as reasonably necessary for the construction and use of the property for that purpose."

F. Provisions set forth on the face of said Short Plat No. 108-76, as follows:

1. Present zoning is residential;
2. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the subdivision, the buyer should inquire and investigate as to the availability of said water;
3. Maintenance of roads is the responsibility of the lot owner;
4. A parcel map number and date of approval shall be included in all deeds and contracts;
5. A 60 foot private road for ingress and egress of Silver Creek, property owners.

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EXHIBIT "B"

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: William Irby Hicks
Purpose: (1.)A non-exclusive easement for a well, pumphouse, electric line and water lines lying within 10-foot of an existing wellhead located near the Northeast corner of Tract 41 (2.)A non-exclusive easement for a well protection zone located on said Tract 41 within a 100-foot radius of said existing well
Area Affected: Benefit the adjoining Tract 40
Dated: August 26, 2004
Recorded: August 26, 2004
Auditor's No.: 200408260085

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....END OF EXHIBIT "B"



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2/4/2005 Page 4 of 4 3:30PM