



200502080004

Skagit County Auditor

2/8/2005 Page 1 of 2 8:42AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard E. Hoffmann
14719 Josh Wilson Road
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114927-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Marleta R. Morgan
Grantee(s): Richard E. Hoffmann and Betty L. Hoffmann
Abbreviated Legal: ptn W 1/2 of SE 1/4, 28-35-3 E W.M.
Assessor's Tax Parcel Number(s): 350328-4-003-0003, P34909

THE GRANTOR MARLETA R. MORGAN, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICHARD E. HOFFMANN and BETTY L. HOFFMANN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The East 330 feet of the South 1,320 feet of the West 1/2 of the Southeast 1/4 of Section 28, Township 35 North, Range 3 East, W.M., EXCEPT the South 30 feet thereof for road purposes as conveyed to Skagit County by Deed dated April 1, 1916 and recorded April 4, 1916 under Auditor's File No. 112581 in Volume 102 of Deeds, pages 431 and 432, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions and other exceptions as attached on Schedule "B-1" and made a part hereof.

Dated January 25, 2005

609
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Marleta R. Morgan
Marleta R. Morgan

FEB 03 2005

Amount Paid \$ 5518.00
By [Signature] Skagit Co. Treasurer Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marleta R. Morgan
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 2-7-05

[Signature]
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

EXCEPTIONS:

- A. Reservation contained in Deed from J. P. McKay et ux to C. H. Gratt, et ux, dated October 25, 1911, filed October 27, 1911, under Auditor's File No. 87247 and recorded in Volume 86 of Deeds, page 187, substantially as follows:

"For a reasonable sum the parties of the first part reserve the right to use water from the well located on the above described premises."

B. CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN DEED:

Grantor: C. H. Graff, et ux
 Grantee: Ray Jenkins, et ux
 Dated: August 16, 1950
 Recorded: August 22, 1950
 Auditor's No.: 449911
 As Follows:

The Grantor as part of the consideration, agree to permit the Grantees to take from the well, on the adjoining land of the Grantors, for which the Grantees shall pay a reasonable sum by monthly payments, this right to continue as long as there is water in the well and the grantors continue to draw water therefrom themselves.

[Handwritten signature]
 BH

mm



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