

AFTER RECORDING MAIL TO:

Charles S. Reed and Yvonne L. Sanford

18223 Montbourne Rd.
Mount Vernon, WA 98274



200503230088

Skagit County Auditor

3/23/2005 Page

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2 2:04PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84072

Statutory Warranty Deed

Grantor(s): Ryan K. Alvarez and Courtney S. Alvarez
Grantee(s): Charles S. Reed and Yvonne L. Sanford
Assessor's Tax Parcel Number(s): P114099, 4135-029-012-0000

FIRST AMERICAN TITLE CO.

84072E

THE GRANTOR Ryan K. Alvarez and Courtney S. Alvarez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles S. Reed, an unmarried man and Yvonne L. Sanford, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, Lot 11 and the Northwesterly 10 feet of Lot 12, Block 29, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

(Also known as Tract "C" of Survey recorded under Auditor's File No. 200004170117.)

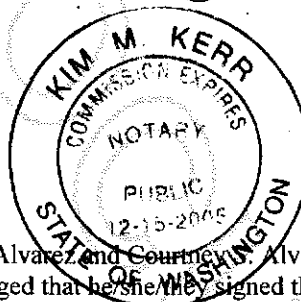
Subject to paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. 84072 attached hereto and made a part hereof by this reference.

Dated: March 20, 2005

Ryan K. Alvarez

Courtney S. Alvarez

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Ryan K. Alvarez and Courtney S. Alvarez, 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: 3/22/05

Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/05

1311
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2005

Amount Paid \$ 4049.50
By Skagit Co. Treasurer
Deputy

LPB-10

Order No: 84072

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: September 30, 1999
Recorded: October 26, 1999
Auditor's No: 199910260024
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."

Area Affected:

A strip of land 5 feet in width across all lots located within the above described property being parallel and coincident with the boundaries of all private/public street, alley ways and road rights-of-way.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a Municipal Corporation of Skagit County, Washington
Dated: March 31, 2000
Recorded: April 6, 2000
Auditor's No: 200004060057
Purpose: Right-of-way easement for sewer mains with necessary appurtenances
Area Affected: Portion of subject property

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington
And: Grandview, Inc.
Dated: April 11, 2000
Recorded: April 17, 2000
Auditor's No: 200004170102
Regarding: Pay-Back Agreement

D. Terms and provisions of that "Conveyance of Sewer Facility" dated April 11, 2000, and recorded April 17, 2000, under Skagit County Auditor's File No. 200004170103.



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Skagit County Auditor