

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. William L. Hayton

660 Glenmont Avenue  
Columbus, OH 43214



200505170029

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84668

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

84668-1

Grantor(s): John Garcia and Dorothy Inez Garcia  
Grantee(s): William L. Hayton and Laurence C. McCulloch  
Assessor's Tax Parcel Number(s): 330309-0-027-0206, P15583

THE GRANTOR John Garcia and Dorothy Inez Garcia, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William L. Hayton and Laurence C. McCulloch, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 1 of Skagit County Short Plat No. 20-78, approved June 6, 1978, recorded June 7, 1978 under Auditor's File No. 880922, in Volume 2 of Short Plats, page 222, records of Skagit County, Washington; being a portion of Government Lots 3, 4, 9 and a portion of the Southwest ¼ of the Northeast ¼ of Section 9, Township 33 North, Range 3 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress and egress from the Chilberg Road, said easement running Southeasterly over a road as it now exists in the Northeast corner of the following described tract:

That portion of Government Lot 4 in Section 9, Township 33 North, Range 3 East, W.M., described as follows: Beginning at the ¼ corner common to Sections 9 and 10, in said Township and Range; thence West along the centerline of said Section 9, a distance of 495 feet; thence South 1 degree 12'03" West to the South line of the County road as conveyed to Skagit County by deed dated June 17, 1957, recorded July 2, 1957, in Volume 287 of Deeds, page 761, beginning; thence continue South 1 degree 12'03" West to the Skagit River; thence Southwesterly along the Skagit River to its intersection with a line drawn parallel with and 359.54 feet West of the last described course; thence North 1 degree 12'03" East to the South line of the aforesaid County road; thence South 47 degrees 52' East along said County road 475.92 feet, more or less, to the true point of beginning.

Subject to paragraph A of Schedule B-1 of First American Title Company's preliminary commitment no. 84668 attached hereto and made a part hereof.

Dated: May 6, 2005

*John Garcia*

John Garcia

*Dorothy Inez Garcia*

Dorothy Inez Garcia

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2423

MAY 17 2005

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

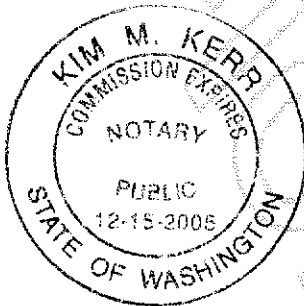
7885.10

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Garcia and Dorothy Inez Garcia, 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: 5/12/05

Kim M. Kerr



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



**Schedule "B-1"**

**EXCEPTIONS:**

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

Short Plat No.: 20-78  
Recorded: June 7, 1978  
Auditor's No.: 880922

K

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 – Individual wells



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