

AFTER RECORDING MAIL TO:
Richard Fromme
48-625 Paisano Road
Pal Mesert, CA 92260



200505180072
Skagit County Auditor

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00058-05

5/18/2005 Page 1 of 4 11:16AM

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Grantor(s): Jonathan Manley and Lori Manley
Grantee(s): Richard H Fromme and Marilyn A Fromme
Abbreviated Legal:
Ptn Lot 39 & Ptn Lot 53, Cheasty's Big Lake Tracts
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3882-000-039-0002 P64432

THE GRANTOR Jonathan Manley and Lori Manley, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to* the following described real estate, situated in the County of Skagit, State of Washington
**RICHARD H FROMME AND MARILYN A FROMME, HUSBAND AND WIFE*
Ptn Lot 39 & Ptn Lot 53, Cheasty's Big Lake Tracts, full legal description hereto attached and by reference made a part.

Subject to attached Schedule A-1

2445
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 18 2005
407400
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated May 13, 2005

[Signature]
Jonathan Manley

[Signature]
Lori Manley

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Jonathan Manley and Lori Manley** is/are the person(s) 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.

Dated: May 16, 2005



[Signature]
~~Sharon Garrard~~ **JUDI M. GILBERT**
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2/10/2006 *6/10/2008*

EXCEPTIONS:

- A. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington, to which record reference is made for full particulars.
- B. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 173577, in Volume 133 of Deeds, page 11, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stones, minerals and other products from this and other property, as reserved in deed referred to above.

C. DECLARATION OF PRIVATE DOCK, BOAT & PICNIC FACILITY, INCLUDING TERMS AND CONDITIONS THEREOF:

Recorded: March 16, 1984
 Auditor's No.: 8403160032

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County
 Purpose: The right to construct and maintain a drain
 Area Affected: The Southeasterly 6 feet of Tract 53
 Dated: April 26, 1945
 Recorded: May 31, 1945
 Auditor's No.: 380704

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Owners of Tract 38
 Purpose: For side sewer
 Area Affected: Northwesterly 6 feet
 Dated: February 14, 1983
 Recorded: February 18, 1983
 Auditor's No.: 8302180022

F. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.

G. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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DESCRIPTION:

PARCEL "A":

Tract 39, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof described as follows:

Beginning at the Southeasterly corner of Tract 38 of said plat; thence Southeasterly along Lake Drive, a distance of 5 feet; thence Northerly in a straight line to a point on the Southeasterly line of Tract 38, that is 10 feet Northerly of the point of beginning, as measured along the common boundary line between Tracts 38 and 39 of said plat; thence South 43°15'26" East, a distance of 10 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/9 interest in and to the following:

That portion of Tract 53, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeasterly corner of said Tract 53; thence South 66°21'46" West along the Northerly line of said tract a distance of 117.79 feet to the true point of beginning of this line; thence Easterly to a point on the Easterly line of said Tract 53 that is 25.30 feet South of the Northeasterly corner of said tract, as measured along the East line thereof and the terminus of said line.

TOGETHER WITH second class shorelands, if any, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon Tract 53 of said Plat of Cheasty's Big Lake Tracts, EXCEPT mineral rights as reserved in deed recorded in Volume 133 of Deeds, page 11, records of Skagit County, Washington.

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