

AFTER RECORDING MAIL TO:  
Mr. and Mrs. James M. Trinidad  
1416 Karen Drive  
Benicia, CA 94510



200505200169  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84471

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO

A 84471-1

Grantor(s): Christopher W. Toms and Myra Toms  
Grantee(s): James M. Trinidad and Cathy Ann Trinidad  
Assessor's Tax Parcel Number(s): 330404-0-031-0205, P101459, 330404-1-001-0604, P101456

THE GRANTOR Christopher W. Toms and Myra Toms, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to James M. Trinidad and Cathy Ann Trinidad, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of Skagit County Short Plat No. 91-022, approved June 13, 1991 and recorded June 18, 1991 in Book 9 of Short Plats, pages 279 and 280, under Auditor's File No. 9106180068; being a portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 33 North, Range 4 East, W.M..

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: May 16, 2005

Christopher W. Toms

Myra Toms

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher W. Toms and Myra Toms, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-18-05

B. Elizabeth Thompson

Notary Public in and for the State of Washington  
Residing at Fernvale  
My appointment expires: 06/19/07

NOTARY PUBLIC  
STATE OF WASHINGTON  
B. ELIZABETH THOMPSON  
My Appointment Expires  
JUNE 19, 2007

2536  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 20 2005

Amount Paid \$ 6609.96  
Skagit County Treasurer  
By: Deputy

A. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Skagit County  
Recorded: May 21, 1934  
Auditor's No: 260923  
As Follows:

"Reserving all railroad grades over the Southwest 1/4 of the Northeast 1/4 of said Section 4 for road purposes."

B. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: J.M. Sherrill and Nina V. Sherrill, husband and wife  
Recorded: July 18, 1944  
Auditor's No: 373093  
As Follows:

"There is reserved to the grantors a proper and adequate easement for right-of-way across the described premises to other property owned by the grantors."

C. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Emil Bernhard, Jr., et ux  
Recorded: March 21, 1941  
Auditor's No: 336804  
As Follows:

"Excepting from said property, all mineral rights..."

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Penn Timber, Inc.  
Recorded: September 10, 1979  
Auditor's No: 7909100056  
Purpose: Ingress and egress  
Area Affected: North 60 feet of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4



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

Short Plat No.: 91-022  
Recorded: June 18, 1991  
Auditor's No: 9106180068

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 - P.U.D. No. 1;
5. Alternate on site sewage disposal systems may have special design, construction and maintenance requirements, see Skagit County Health Department for details.

F. DECLARATION OF COVENANTS AND THE TERMS AND CONDITIONS THEREOF;

Executed By: Keith S. Johnson et ux  
Recorded: June 10, 1992  
Auditor's No: 9206100090

Said instrument was modified by instrument recorded January 3, 2003 under Auditor's File No. 200301030052.

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 17  
Recorded: January 20, 1951  
Auditor's No: 455955  
Purpose: Laying out, constructing, digging, etc., a ditch for water drainage  
Area Affected: A 50 foot strip

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9707150122  
Document Title: Title Notification  
Regarding: Property designated Mineral Resource Overlay Resource Lands

Auditor's File No.: 9707150123  
Document Title: Title Notification  
Regarding: Property designated Rural Resource Lands



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