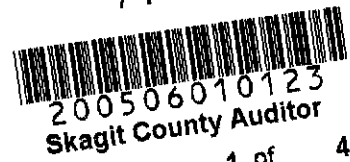


AFTER RECORDING MAIL TO:
Mr. and Mrs. B. Joseph Paque
19956 Park Ridge Lane
Sedro Woolley, WA 98284



6/1/2005 Page 1 of 4 3:48PM
Skagit County Auditor

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116528-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Susan E. Stewart
Grantee(s): B. Joseph Paque and Nancy L. Paque
Abbreviated Legal: Ptn of E 1/2 of SE 1/4, 32-36-4 E W.M. aka Tr. 8, SP 518-81 (Hidden Meadows)
Assessor's Tax Parcel Number(s): 360432-4-003-0807, P50523

THE GRANTOR SUSAN E. STEWART, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B. JOSEPH PAQUE and NANCY L. PAQUE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Tract 8 of that certain 5 acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS", approved July 6, 1981 and recorded July 7, 1981 under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33 of Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across certain roadways, shown as Tract "A" on the face of said Short Plat No. 518-81, and as set forth in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated May 25, 2005

Susan E. Stewart

2783
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2005

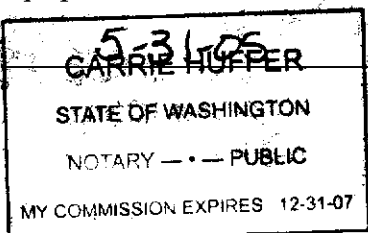
Amount Paid \$ 6408.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Susan E. Stewart 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:



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

- A. An easement granted by J. A. Wear and Mary Wear, husband and wife, to Ernest Baumgarner, dated January 9, 1940 and recorded March 3, 1947 as Auditor's File No. 401580 in Volume 216 of Deeds, page 333, as follows:

"For and in consideration of the sum of \$50.00 in hand paid by Ernest Baumgarner I hereby grant unto said party the right to establish and maintain a ditch and drain from his property (approximately 25 acres) into my ditch on the land known as the Fredricks property in German Prairie from this date on, in Section 32, Township 36 _____"

B. RESERVATIONS CONTAINED IN DEED:

Executed By: J. A. (Hugh) Wear and Mary Wear, husband and wife
 Recorded: May 15, 1979
 Auditor's No.: 7905150064
 As Follows:

Reservation and retention by Grantors, their heirs and assigns of a right to a one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the Grantors or either of them live and so long as any child of Grantors lives, upon the last such death, any and all retained interest in the oil and gas or oil and gas rights by the Grantors shall terminate and total ownership thereof vests in the Grantees, their heirs, executors, administrators and assigns automatically, and without further conveyance for a period of ten years.

C. Provisions set forth on the face of said Short Plat, as follows:

1. 5 Acre Plat No. and date of approval shall be included in all deeds and contracts;
2. Zoning - Rural 5 Acre;
3. Sewage Disposal - Individual Septic Systems;
4. 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;
5. The developer retains the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of the roads and future road extension on the West boundary of Lot 2. Also the right to drain all roads over and across any lot where water might take a natural course after the roads are graded;
6. Water - Individual wells. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water;

SJS



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 Skagit County Auditor

EXCEPTIONS CONTINUED:

C. (continued):

7. Drainage Easement Provisions - All drainage easements as shown on this plat are hereby reserved, dedicated, and granted to the Hidden Meadows Community Association and their successors and assigns for surface drainage purposes, including a right to construct and maintain ditches, culverts, pipes, and any other construction or installation necessary to contain or facilitate the flow of surface water;

8. Access and Utility Easements Provisions - Access and utility easements are hereby reserved across lots 7, 8, 9, 10, 11 and 12 for the benefit of Lots 7, 8, 9, 10, 11, 12 and 13, and across lots 22, 23, 24, 25, 26, 27 and 28 for the benefit of lots 21, 22, 23, 24, 25, 26, 27 and 28. Said easements are hereby granted to the owners of said lots and their successors in interest over, under, across and upon that area designated as access and utility easements as shown on this plat. Which easements are for the purposes of utilities, including water, sewer, surface drainage, telephone, power and any other utility as may be required to service said lots.

D. "Abandonment of Easement", recorded August 30, 1983 under Auditor's File No. 8308300044. The company is unable to determine from said instrument what easement is being removed.

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, AS HERETO ATTACHED:

Declaration Dated: September --, 1981
Recorded: September 14, 1981
Auditor's No.: 8109140012
Executed By: Park Lane Resources, Inc., a Washington corporation

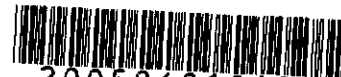
ABOVE EASEMENT, COVENANTS AND ROAD MAINTENANCE WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: January 7, 1982
Recorded: April 1, 1982
Auditor's No.: 8204010025
Executed By: Majority of lot owners in Hidden Meadows

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH:

For: Ingress and egress
Reserved By: Park Lane Resources, Inc.
Auditor's No.: 8201050041
Affects: 60 foot strip of land, 30 feet on each side of the centerline of the existing road over and across a Westerly portion of the subject property

SS



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Skagit County Auditor

EXCEPTIONS CONTINUED:

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Area Affected: Being located as constructed on private roads known as Park Ridge Lane and Park Court located within said Plat and the front seven (7) feet of the above described Lots 2 through 15, inclusive, and Lots 18 and 19, parallel and adjacent to the private roads located within said Plat.
 Dated: Not disclosed
 Recorded: February 19, 1982
 Auditor's No.: 8202190001

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John and Margaret Maxwell
 Purpose: For ingress, egress and utilities
 Area Affected: The East 60 feet
 Dated: December 31, 1987
 Recorded: December 31, 1987
 Auditor's No.: 8712310062

ADDENDUM OF EASEMENT:

Recorded: September 5, 1989
 Auditor's No.: 8909050082

SES



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Skagit County Auditor