

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jay L. Black
28504 Minkler Road
Sedro Woolley, WA 98284



200506030060
Skagit County Auditor

6/3/2005 Page 1 of 2 10:31AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 75204

Statutory Warranty Deed

Grantor(s): Mabel A. Cook
Grantee(s): Jay L. Black and Sherry A. Black
Assessor's Tax Parcel Number(s): P39075, 350514-2-003-0001

FIRST AMERICAN TITLE CO.
75204-1

THE GRANTOR Mabel A. Cook, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jay L. Black and Sherry A. Black, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The East 216 feet of that portion of the Southeast 1/4 of the Northwest 1/4 lying Southerly of the right-of-way of Secondary State Highway No. 17-A (also known as the Minkler Road) and Northerly of the Great Northern Railway right-of-way in Section 14, Township 35 North, Range 5 East, W.M.

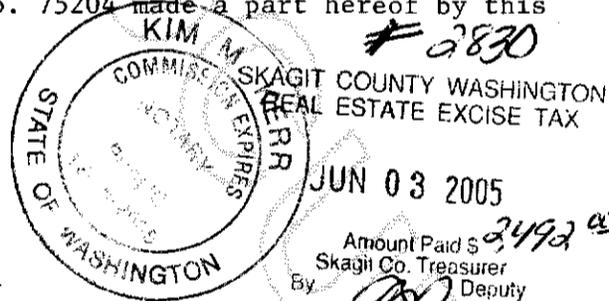
TOGETHER WITH that portion of the West 264 feet of that portion of the Southwest 1/4 of the Northeast 1/4 lying Southerly of the right-of-way of Secondary State Highway No. 17-A (also known as Minkler Road) and Northerly of the Great Northern Railway right-of-way in Section 14, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the Southerly right-of-way line of Secondary State Highway No. 17-A (also known as Minkler Road) and the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 84 degrees 49' 38" East, along said Southerly line, a distance of 116.53 feet; thence South 02 degrees 06' 19" East a distance of 228.36 feet; thence South 63 degrees 40' 47" West a distance of 148.72 feet to the West line of said Southwest 1/4 of the Northeast 1/4; thence Northerly, along said West line, to the point of beginning.

Subject to Paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 75204 made a part hereof by this reference.

Dated: May 15, 2005

Mabel A. Cook
Mabel A. Cook



STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: June 2, 2005

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

Order No: 75204

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 26, 2001
Auditor's No: 200111260217

Said matters include but are not limited to the following:

- 1.) The Parcels are in the floodplain and significant elevation may be required depends on the building location for the first living floor of residential construction.
- 2.) Well protection zone.
- 3.) Building setback lines.

B. RESERVATIONS CONTAINED IN DEED

Executed by: Mabel A. Cook, Personal Representative of the Estate of Jeffrey Scott Cook, deceased
Recorded: December 11, 2001
Auditor's No: 200112110093
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot."

(Affects portion in Southwest 1/4 Northeast 1/4)

C. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: October 9, 2001
Auditor's File No: 200110090083



200506030060
Skagit County Auditor