

AFTER RECORDING MAIL TO:
Matthew Sampson and Michael Woolworth
126 Blackburn Street
Santa Cruz, CA 95060



200506070066
Skagit County Auditor

6/7/2005 Page 1 of 2 10:22AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84265

Statutory Warranty Deed

Grantor(s): Shirley C. Fox Living Trust
Grantee(s): Matthew Sampson and Michael Woolworth FIRST AMERICAN TITLE CO.
Section 14, Township 34, Range 1; ptn. NE 1/4 (aka Lot 2, Short Plat No. 104-79) A 84265-1
Assessor's Tax Parcel Number(s): 340114-1-004-0007, P19379

THE GRANTOR Shirley C. Fox trustee, under the Shirley C. Fox Living Trust dated May 20, 1993 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew Sampson, an unmarried man, and Michael Woolworth, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Tract 2 of Short Plat No. 104-79 as approved November 6, 1979 and recorded November 7, 1979, in Volume 3 of Short Plats, page 206, under Auditor's File No. 7911070011, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 1 East of the Willamette Meridian, Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that certain private road delineated on the face of the "Plat of Crater Lake Beach Club, Div. No. 1", in Volume 8 of Plats, page 51, records of Skagit County, Washington, said road being commonly known as the Crater Lake Road; ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across Crater Lake Place as delineated on the face of said Short Plat No. 104-79.

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

Dated May 27, 2005

Shirley C. Fox Living Trust

Shirley C. Fox
By: Shirley C. Fox, Trustee

Amount Paid \$8900
JUN 9 2005
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2005-2882

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Shirley C. Fox the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Trustee of the Shirley C. Fox Living Trust dated May 20, 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 6/1/05

Tamara A. Satko



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 21, 1979
Recorded: August 28, 1979
Auditor's No.: 7908280009
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

As constructed along the private road as located on the North ½ of the Southwest ¼ of the Northeast ¼ of Section 14, Township 34 North, Range 1 East, W.M., more particularly described as follows:

Beginning at a point on the Northwesterly line of the said property at its intersection with the centerline of said private road, said point being approximately 260 feet Westerly of the Southeast corner of said "PLAT OF CRATER LAKE BEACH CLUB DIV. NO. 1"; thence Southeasterly approximately 480 feet to its terminus.

(Affects Parcel "C")

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

Short Plat No.: 104-79
Recorded: November 7, 1979
Auditor's No.: 7911070011

Said matters include but are not limited to the following:

1. Further subdivision of this Short Plat shall require the access road to be constructed to full County standards that are in force at that time.
2. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road.
3. Short Plat number and date of approval shall be included in all deeds and contracts.
4. 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.
5. Private road as delineated on the face of Short Plat No. 104-79.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



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