

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jeffrey M. Wood



200506140058
Skagit County Auditor

6/14/2005 Page 1 of 3 10:36AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84979

Bargain and Sale Deed

Grantor(s): James Cook and Terri Cook
Grantee(s): Jeffrey M. Wood and April J. Wood
Abbreviated Legal:

FIRST AMERICAN TITLE CO.
84979-1

Section 23, Township 35, Range 4; Ptn. SE NE

THE GRANTOR(S) James Cook and Terri Cook, husband and wife

for and in consideration of **ONE HUNDRED THOUSAND AND NO/100 Dollars \$ 100,000.00**,
in hand paid, bargains, sells, and conveys to **Jeffrey M. Wood and April J. Wood, husband and wife**
the following described estate, situated in the County of Skagit, state of Washington:

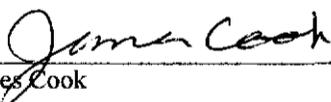
Lot 1 of Short Plat Number SW-01-94, approved May 12, 1994 and recorded May 16, 1994 under
Skagit County Auditor's File Number 9405160137, being a portion of the Southeast quarter of the
Northeast quarter of Section 23, Township 35 North, Range 4 East, W.M., Skagit County,
Washington.

Subject to paragraph 5 Section 2 Exceptions and paragraphs A-D of Schedule B-1 of First
American Title Company's preliminary commitment no. 84979 attached hereto and made a part
hereof by this reference.

Assessor's Property Tax Parcel/Account Number : 350423-1-011-0112, P37153

The Grantor(s) for themselves and for their successors in interest do(es) by these presents expressly limit the
covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or
other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to
claim by, through, or under said Grantor(s) and not otherwise, they will forever warrant and defend the said
described real estate.

Dated: June 3, 2005


James Cook


Terri Cook

3025
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 14 2005

Amount Paid \$ 1780.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 6/06/2005

K. K. 8



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: ~~12/15/2005~~ 10/01/2008



Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: W.M. Lindsey and Emma S. Lindsey, his wife
Recorded: October 13, 1903
Auditor's No.: 45724
As Follows: Reserving petroleum, gas, coal and other valuable minerals with right of entry

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Drainage District #14
Dated: February 23, 1965
Recorded: Undisclosed
Auditor's No.: 669179
Purpose: For drainage purposes
Area Affected: As constructed

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 22, 1987
Recorded: October 21, 1987
Auditor's No.: 8710210045
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: The South 30 feet

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

Short Plat No.: SW-01-94
Recorded: May 16, 1994
Auditor's No.: 9405160137

Said matters include but are not limited to the following:

- 1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of lot owners.
3. Water - Public Utility District No. 1 of Skagit County.
4. Sewer - Lot 2; City of Sedro Woolley; Lot 1; Individual on-site system, Permit No. 90-226.
5. Location of fence lines
6. 7 foot utility easement
7. Lots 1 and 2 are hereby required to participate in any future bringing Cook Road up to City standards and utility local improvement of providing sewer to this area.



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