

AFTER RECORDING MAIL TO:
Mr. Michael L. Don
18706 Blackberry Lane
Mount Vernon, WA 98274



200507180143
Skagit County Auditor

7/18/2005 Page 1 of 2 11:44AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116657-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Kenn L. Peterson and Wendy L. Peterson
Grantee(s): Michael L. Don
Abbreviated Legal: ptn Lot 2 S/P #96-066 in 1-33-4 E W.M.
Assessor's Tax Parcel Number(s): 330401-0-002-0908, P106725, 330401-4-004-0004, P16169

THE GRANTOR KENN L. PETERSON and WENDY L. PETERSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL L. DON, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Skagit County Short Plat No. 96-0066, approved May 11, 1998, and recorded May 11, 1998, in Volume 13 of Short Plats, pages 122 and 123, under Auditor's File No. 9805110151, records of Skagit County, Washington; being a portion of the Government Lot 2 and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

EXCEPT that portion of said Lot 2 described as follows:

Beginning at the intersection of the West line of Lot 3 of said Short Plat with the center line of that certain 60 foot wide easement for ingress, egress and utilities shown as Blackberry Lane on the face of said Short Plat;
thence North $87^{\circ}54'40''$ West, along said center line of Blackberry Lane, to a point which is parallel with and 100.00 feet West of the West line of Lot 3 of said Short Plat;
thence North $00^{\circ}06'58''$ West, parallel with the West line of said Lot 3, to its intersection with a Northerly line of Lot 2 of said Short Plat;
thence Easterly, along said Northerly line, to the Northwest corner of said Lot 3;
thence South $00^{\circ}06'58''$ East, along the West line of said Lot 3, to the point of beginning.

ALSO, EXCEPT that portion of said Lot 2 lying Southerly of the center line of that certain 60 foot wide easement for ingress, egress and utilities shown as Blackberry Lane on the face of said Short Plat.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide easement shown as Blackberry Lane on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

This sale includes a 1988 Oak Manor 56 x 28 Mobile Home, VIN #06910471XAB, title eliminated under Auditor's File No. 200305210168.

Grantor retains the right to preserve the road and view by maintaining and/or removing trees as necessary within a 20 foot span of driveway access for personal residence located at 18827 Blackberry Lane, Mt. Vernon, WA 98274.


Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary commitment nO. 116657-PE.

Dated July 13, 2005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

* 3787
JUL 18 2005

Amount Paid \$ 4,757.60
By Skagit County Treasurer
Deputy



Kenn L. Peterson

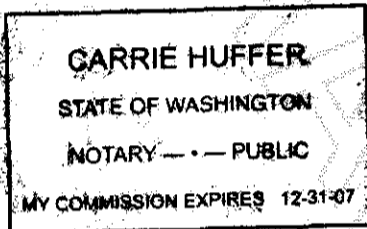

Wendy L. Peterson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kenn L. Peterson and Wendy L. Peterson**
the person(s) 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.

Dated: July 15, 2005


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



200507180143
Skagit County Auditor