

AFTER RECORDING MAIL TO:
Chance R. Shaffner
1117 14th Street
Anacortes, WA 98221



200508250124
Skagit County Auditor

8/25/2005 Page 1 of 4 3:54PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 15375-PE2

FIRST AMERICAN TITLE CO.
B85761-1

Statutory Warranty Deed

Grantor(s): Madrona Mortgage
Grantee(s): Chance R. Shaffner and Jessica N. Shaffner
Abbreviated Legal: Section 21, Township 35, Range 6 - PTN. Gov. Lot 9
Assessor's Tax Parcel Number(s): P41773/350621-4-021-0000

THE GRANTOR Madrona Mortgage, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chance R. Shaffner and Jessica N/ Shaffner * the following described real estate, situated in the County of Skagit, State of Washington.
See Attached Legal Description *husband and wife

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of First American Title Company's Preliminary Commitment No. B85761.

Dated August 19, 2005

Madrona Mortgage

By: Terry Hanson

4619
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 25 2005

Amount Paid \$ 1785.00
Skagit Co. Treasurer
By: [Signature]

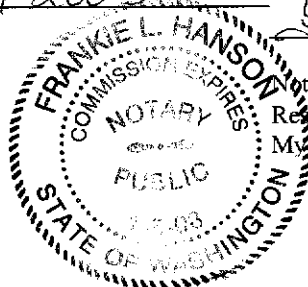
STATE OF Washington
County of Thurston

SS:

I certify that I know or have satisfactory evidence Terry Hanson

me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is Vice President of Madrona Mortgage, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/24/2005



Notary Public in and for the State of Washington

Residing at Thurston

My appointment expires: 4/28/2007 1-5-2008

Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The East $\frac{1}{2}$ of Government Lot 9, Section 21, Township 35 North, Range 6 East of the Willamette Meridian; EXCEPT the East 332.46 feet thereof as measured along the South line of said Government Lot 9, and lying South of the South Skagit Highway;
AND EXCEPT that portion lying South of a line described as follows: Beginning at a point on the East line of the above described tract that is 260.14 feet North of the Southeast corner thereof; thence Northwesterly to a point on the West line of said tract that is North 370.14 feet from the Southwest corner of said above described tract and terminus point of line.

(Also known as the Northerly portion of Parcels A and B of Skagit County Short Plat No. 17.72).

TOGETHER WITH a non-exclusive easement for ingress and egress as described in document dated August 8, 2005 and recorded August 16, 2005 under Auditor's File No. 200508160186.



200508250124
Skagit County Auditor

Order No: B85761

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Leon P. Leonovich and Carroll C. Leonovich, owners of Parcel "B",
Short Plat #17-72
Dated: September 12, 1995
Recorded: February 2, 1996
Auditor's No: 9602020048
Purpose:

The right to enter Grantor's property for maintenance, construction and repairs of well system, to include a pump house over said well system, not to exceed 150 square feet in floor size. Also, to include necessary underground water and power lines.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Parcel "B"
Dated: February 14, 1996
Recorded: February 15, 1996
Auditor's No: 9602150003
Purpose: A pedestrian easement
Area Affected: Over an existing driveway

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 14, 1996
Recorded: February 15, 1996
Auditor's No: 9602150004
Executed by: Leon P. Leonovich and Carroll C. Leonovich

H. Provisions for maintenance of existing driveway as contained in Quit Claim Deed recorded under Auditor's File No. 9602200106.

I. RESERVATIONS CONTAINED IN DEED, AS HERETO ATTACHED.

Executed by: Stanley L. Bowers, an unmarried man / Robin Nelson
Schroder (respectively)
Recorded: December 28, 1998
Auditor's No: 9812280146 and 9812280145

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot."



200508250124
Skagit County Auditor

Order No: B85761

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
Dated: January 5, 1935
Recorded: March 30, 1937
Auditor's No: 288262
Purpose: Road for forest protection
Area Affected: Exact location not disclosed on the record

B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No: 17-72
As Follows:

Water Supply - Individual Wells
Sewage Disposal - Individual Septic Tank and Drainfield
Short Plat Number and Date of Approval to be included in all deeds and contracts;
All maintenance and construction of private roads are the responsibility of the lot owner.

C. Terms and conditions of Easement recorded October 13, 1994 under Auditor's File No. 9410130076, including but not limited to costs of maintenance.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Herbert Wise and Constance Wise, owners of Tract #4, Short Plat #161-79
Dated: September 12, 1995
Recorded: February 2, 1996
Auditor's No: 9602020046
Purpose:

A domestic residential well, together with the right to maintain, construct and repair said well system, to include the construction of a pump house over said well, not to exceed 150 square feet in floor size. Also, to include necessary underground water and power lines to service Tract #4, Short Plat #161-79 from Parcel "A", Short Plat #17-72



200508250124
Skagit County Auditor