

AFTER RECORDING MAIL TO:
Mr. and Mrs. John E. O'Conner
P.O. Box 341
Sedro Woolley, WA 98284



200508300107
Skagit County Auditor

8/30/2005 Page 1 of 2 2:06PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85551

Statutory Warranty Deed

Grantor(s): Gerald J. Miller and Beverly J. Day
Grantee(s): John E. O'Conner and Paula O'Conner
Assessor's Tax Parcel Number(s): P38676, 350508-1-005-0306

FIRST AMERICAN TITLE CO.
B85551-1

THE GRANTOR Gerald J. Miller and Beverly J. Day, who acquired title as Beverly J. Derr, unmarried individuals on April 11, 1990 and at all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John E. O'Conner and Paula O'Conner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

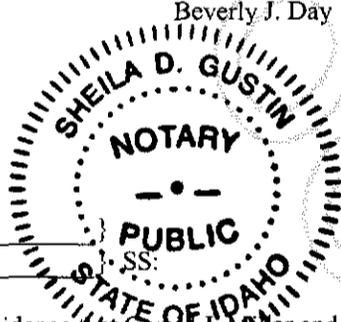
Tract 3 of Skagit County Short Plat No. 101-80, approved July 14, 1981 and recorded July 14, 1981 in Volume 5 of Short Plats, page 101 under Auditor's File No. 8107140010. (Being a portion of the Southwest quarter of the Northeast quarter of Section 8, township 35 North, Range 5 East, W.M.)

TOGETHER WITH: 1970 Fleetwood Mobile Home Leisure Manor REX 57X20, Serial No. 10922.

Subject to covenants, conditions, restrictions and easements, if any as per Exhibit "A"

Dated: 08/11/05

Gerald J. Miller Beverly J. Day
Gerald J. Miller Beverly J. Day



STATE OF Washington
COUNTY OF Kootenai

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

Date: 8-12-05

Sheila D. Gustin

4712/4713
SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at Harmon Idaho
My appointment expires: 02-07-08

AUG 30 2005

Amount Paid \$ 1514.44 real
Skagit Co. Treasurer
By SP Deputy

Exhibit "A"

A. RESERVATION CONTAINED IN DEED

Executed by: The Wolverine Company
 Recorded: October 28, 1913
 Auditor's No.: 99029
 As Follows: EXCEPTING, however, from the operation of this Deed, and reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils, in or under any of said lands, whether said minerals or mineral oils are now known, or shall hereafter be discovered; without, however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

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

Short Plat No.: 101-80
 Recorded: July 14, 1981
 Auditor's No.: 8107140010

Said matters include but are not limited to the following:

1. The County of Skagit did not build nor does it maintain road herein named Cokedale Lane.
2. All maintenance and construction of roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
3. Water – Individual wells.
4. Sewer – Septic Tanks
5. East 60' deeded to Skagit County under Auditor's File No. 708670

C. WELL MAINTENANCE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 12, 1990
 Auditor's File No: 9003120115

D. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 8, 1992
 Recorded: October 13, 1992
 Auditor's No.: 9210130037
 Affects: A 30 – foot strip of land

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
 Dated: October 11, 1990
 Recorded: November 2, 1990
 Auditor's No.: 9011020053
 Purpose: Right to enter said premises to operate, maintain, 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.
 Affects: A 10 foot wide strip of land

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9107150033
 Document Title: Conditional Agreement
 Regarding: Mound Fill System Installation



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