



200508310191

Skagit County Auditor

8/31/2005 Page 1 of 3 1:58PM

AFTER RECORDING MAIL TO:

Gayle E. Ford and Harry Ronald Murphy
 37655 Cape Horn Rd.
 Sedro Woolley, WA 98284

Filed for Record at Request of
 First American Title Of Skagit County
 Escrow Number: 85189

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

85189E-1

Grantor(s): Clifford J. Olson and Kathleen A. Olson
 Grantee(s): Gayle E. Ford and Harry Ronald Murphy
 Assessor's Tax Parcel Number(s): 350717-0-005-0200, P101619, 350717-0-005-0400, P115992

THE GRANTOR Clifford J. Olson and Kathleen A. Olson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Harry Ronald Murphy, an unmarried individual and Gayle E. Ford, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Tract 3 of Short Plat No. 92-017, located in Section 17, Township 35 North, Range 7 East W.M., approved August 3, 1992 and recorded August 4, 1992 in Volume 10 of Short Plats, page 109, under Auditor's File No. 9208040038, records of Skagit County, Washington.

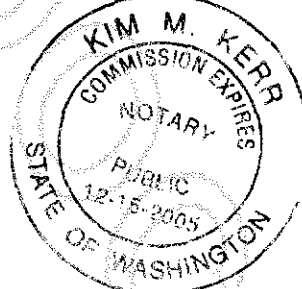
Subject to Paragraphs A thru F of Schedule B-1 of First American Title Company's preliminary commitment no. 85189 attached hereto and made a part thereof by this reference.

Includes that certain mobile home WH12636 Goldenwest 1993 52 X 27

Dated: August 10, 2005

Clifford J. Olson
 Clifford J. Olson

Kathleen A. Olson
 Kathleen A. Olson



STATE OF Washington
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clifford J. Olson and Kathleen A. Olson, 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: 8/29/05

Kim M. Kerr

Notary Public in and for the State of Washington
 Residing at Mount Vernon
 My appointment expires: 12/15/05

4771

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

AUG 31 2005

Amount Paid \$ 3137.80
 By [Signature] Skagit Co. Treasurer Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit County, a municipal corporation
Dated:	July 27, 1986
Recorded:	July 27, 1986
Auditor's No.:	686012
Purpose:	Flood Control
Area Affected:	As depicted in said document

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

Short Plat No.:	92-017
Recorded:	August 4, 1992
Auditor's No.:	9308040038

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 the lot owners.
3. Water – Skagit County Water District #1.
4. Sewer – Individual on-site sewage systems.
5. The property South of the Cape Horn Road is subject to flood control or drainage easements. See AF #686012 for additional information.
6. Access to Lot No. 1 shall be along the West line of said Lot 1. See Skagit County Building Department for additional information.
7. Location of fence lines.

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of the Skagit River.

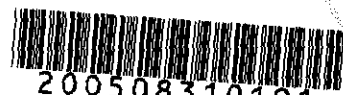


200508310191

Skagit County Auditor

E. 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.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



200508310191

Skagit County Auditor

8/31/2005 Page

3 of

3 1:58PM