

AFTER RECORDING MAIL TO:
Mr. and Mrs. Steve Manion
8984 West Pressentin Drive
Concrete, WA 98237



200509010137
Skagit County Auditor
9/1/2005 Page 1 of 2 3:26PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85682

Statutory Warranty Deed

Grantor(s): Chad D. Clark and Cheryl A. Clark
Grantee(s): Steve L. Manion and Becky A. Manion
Assessor's Tax Parcel Number(s): P68094, 3968-000-017-0005

FIRST AMERICAN TITLE CO.

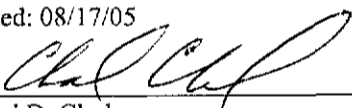
B85682-1

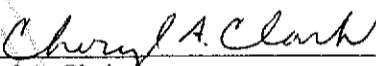
THE GRANTOR Chad D. Clark and Cheryl A. Clark, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steve L. Manion and Becky A. Manion, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 17, "PRESSENTIN CREEK WILDERNESS SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, page 47, records of Skagit County, Washington.
Together with 1995 56X28 Fleetwood Mobilehome Serial No.ORFLR48AB9817LP

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

Dated: 08/17/05


Chad D. Clark

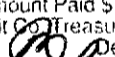

Cheryl A. Clark

#4830

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

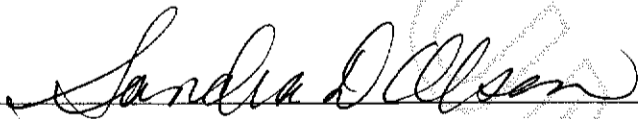
SEP 01 2005

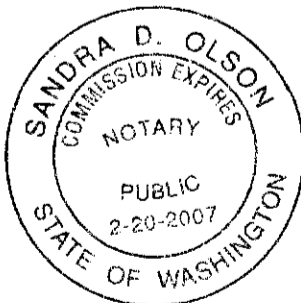
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 240800
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Chad D. Clark and Cheryl A. Clark, 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: 8-17-05


Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-20-07



- EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 20, 1956
Recorded: October 3, 1956
Auditor's No: 542374
Purpose: Transmission line

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

Plat/Subdivision Name: Pressentin Creek Wilderness Subdivision No. 1
Recorded: April 1, 1963
Auditor's No: 633956

Said matters include but are not limited to the following:

1. "...in lieu of dedication of roads and community beach access Tracts "A" to "E", inclusive, will be conveyed to the Pressentin Creek Community Club, a non-profit division of Pressentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

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

Dated: June 24, 1963
Recorded: June 28, 1963
Auditor's No: 637763

D. TERMS AND CONDITIONS OF WAIVER AND COVENANT NOT TO SUE:

Dated: August 11, 1995
Recorded: August 11, 1995
Auditor's No.: 9508110078



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