

AFTER RECORDING MAIL TO:

Laurie Loucks.
PO BOX 585
Burlington, WA 98233



200509060164
Skagit County Auditor

9/6/2005 Page 1 of 2 1:41PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85777

Statutory Warranty Deed

Grantor(s): Richard L. Smyth
Grantee(s): Laurie Loucks and Daniel A. Lee
Assessor's Tax Parcel Number(s): 350412-2-010-0005, P36286

FIRST AMERICAN TITLE CO.
85777-1

THE GRANTOR Richard L. Smyth, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laurie Loucks and Daniel A. Lee, both single, as joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington.

Tract 1 of Parcel Map No. 119-77, approved December 13, 1977, recorded December 15, 1977, in Book 2 of Short Plats, page 165, under Auditor's File No. 870419, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 60-foot strip of land as delineated on said Parcel Map.

Subject to Paragraphs A and B of Schedule B-1 of First American Title Company's preliminary commitment no. 85777 attached hereto.

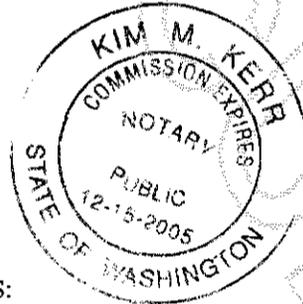
The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as tenants in common.

Accepted and Approved:

Daniel A. Lee
Laurie Loucks

Dated: August 31, 2005

Richard L. Smyth
Richard L. Smyth



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard L. Smyth, 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: 9-2-05
4897 Kim M. Kerr
SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at MOUNT VERNON
My appointment expires: 12/15/05

SEP 06 2005

Amount Paid \$ 4027.80
Skagit Co. Treasurer
By *[Signature]* Deputy

Order No: 85777

Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: 119-77
Recorded: December 15, 1977
Auditor's No.: 870419

Said matters include but are not limited to the following:

1. Easement for ingress and egress over, across and upon the West boundary of premises as delineated on the face of said Short Plat No. 119-77.
2. Water – Individual Wells
3. Sewer – Individual Septic Tanks
4. Water of sufficient quantity and/or quality for domestic purposes is not provided at the time of filing the plat, and the buyer should inquire and investigate as to the availability of said water.

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

Recorded: March 12, 1987
Auditor's No.: 8703120034
Improvement: Private Road
Location: 60-foot easement as delineated on face of Short Plat 119-77



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