

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Tim Ashe  
PO Box 875  
Concrete, WA 98237



200510140200  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85732

FIRST AMERICAN TITLE CO.  
B 85732-1

### Statutory Warranty Deed

Grantor(s): Brian D. Massingale  
Grantee(s): Tim Ashe and Adeana Ashe  
Assessor's Tax Parcel Number(s): 350816-0-010-0100, P44008

THE GRANTOR Brian D. Massingale, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tim Ashe and Adeana Ashe, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract "B" of Short Plat No. 95-77, approved January 6, 1978, recorded January 6, 1978, under Auditor's File No. 871601 in Book 2 of Short Plats at page 173, records of Skagit County, Washington, being a portion of Government Lot 1, Section 16, Township 35 North, Range 8 East, W.M.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: September 8, 2005

Brian Massingale  
Brian D. Massingale

5753  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 14 2005

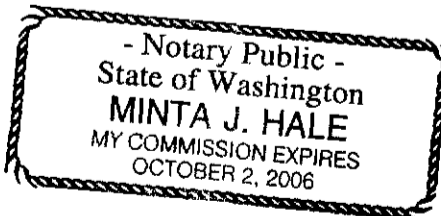
Amount Paid \$ 2849.44  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Brian D. Massingale, 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: 9-16-05

Minta J. Hale  
Notary Public in and for the State of Washington  
Residing at Snoqualmie WA  
My appointment expires: October 2, 2006



Order No: B85732

**Schedule "B-1"**

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 1183036 in Volume 106 of Deeds, page 231, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Owners of Tracts in said Short Plat 95-77  
Dated: December 19, 1978  
Recorded: January 5, 1979  
Auditor's No: 894281  
Purpose: Operation, maintenance and repair of private water and sewage system located on subject property  
Area Affected: Tracts "A" and "B" of said Short Plat 95-77

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Owners of Tracts in said Short Plat 95-77  
Dated: September 30, 1978  
Recorded: May 24, 1979  
Auditor's No: 7905240037  
Purpose: Operation, maintenance and repair of private water and sewage system on subject property  
Area Affected: Tracts "A" and "B" of said Short Plat 95-77



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

Short Plat No.: 95-77  
Recorded: January 6, 1978  
Auditor's No: 871601

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual septic tanks
4. Water - Private wells



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