

AFTER RECORDING MAIL TO:
Mr. and Mrs. Martin L. Apt
1410 Bernice
Mount Vernon, WA 98274



200511140073
Skagit County Auditor

11/14/2005 Page 1 of 2 9:55AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86685

Statutory Warranty Deed

Grantor(s): Don Tucker and Pilar Tucker
Grantee(s): Martin L. Apt and Lydia M. Apt
Assessor's Tax Parcel Number(s): P42084, 350630-2-002-0001

FIRST AMERICAN TITLE CO.

B86685E

THE GRANTOR Don Tucker and Pilar Tucker, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin L. Apt and Lydia M. Apt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the South 1/3, as measured along the West line thereof, of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 6 East, W.M., lying Westerly of the centerline of that certain road easement as described in Declaration of Easement recorded May 19, 1970, under Auditor's File No. 739124; EXCEPT the North 35 feet of said South 1/3; TOGETHER WITH a non-exclusive easement 60 feet in width for ingress, egress and utilities as more fully set forth under those certain Declaration of Easements recorded April 29, 1970 and May 19, 1970 under Auditor's File No. 738432 and 739124, records of Skagit County, Washington.

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

Dated: November 10, 2005

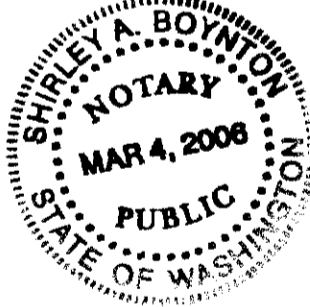
Don Tucker
Don Tucker

Pilar Tucker
Pilar Tucker

STATE OF Washington
COUNTY OF Skagit County } SS:

I certify that I know or have satisfactory evidence that Don Tucker and Pilar Tucker, 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: 11-10-05



Shirley Boynton
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 3-4-06

6344
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 14 2005

Amount Paid \$ 360.11
Skagit Co. Treasurer
By [Signature] Deputy

LPB-10

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners
Recorded: April 29, 1970 and May 19, 1970
Auditor's No.: 738432 and 739124
Purpose: Ingress, egress and installation of utilities
Area Affected: Easterly 30 feet of the property herein
described and other property

B. PROVISION IN INSTRUMENT:

From: Willard M. Hendrickson
Recorded: May 12, 1972
Auditor's No.: 768213
As Follows:

"...Sellers shall not be responsible in matters of maintenance and upkeep of said easement roadway, the same shall be the responsibility of purchaser based upon his need and use of same."

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 30, 2002
Auditor's No: 200205300251

Said matters include but are not limited to the following:

1. Encroachments as shown on the face of Survey.

C. TERMS AND PROVISIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: July 1, 2005
Auditor's No.: 200507010036



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