

AFTER RECORDING MAIL TO:
Michael McCrea
13555 King Lane
Mount Vernon, WA 98273



200511150192
Skagit County Auditor

11/15/2005 Page 1 of 3 3:46PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01572-05

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Grantor(s): James R. Graves and Karla K. Graves
Grantee(s): Michael W. McCrea
Abbreviated Legal:
Tr. 2, SP 34-84 in 12-34-3 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340312-0-047-0909 (P21578)

THE GRANTOR James R. Graves and Karla K. Graves, as co-trustees of the James R. and Karla K. Graves Revocable Living Trust Dated January 1, 2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael W. McCrea, as his separate property the following described real estate, situated in the County of Skagit, State of Washington

Tract 2, Skagit County Sort Plat No. 34-84, approved February 14, 1985, and recorded February 15, 1985, in Volume 7 of short Plats, page 6, under Auditor's File No. 8502150019, records of Skagit County, Washington; being a portion of Government Lot 2, in Section 12, Township 34 North, Range 3 East, W.M.
Situate in the County of Skagit, State of Washington

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated November 14, 2005

James R. Graves
James R. Graves

Karla K. Graves
Karla K. Graves

State of Washington
County of Skagit

SS: see attached

I certify that I know or have satisfactory evidence that James R. Graves and Karla K. Graves

is/are the person(s) 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.

Dated: 11/15/05

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005



6407
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2005
Amount Paid \$ 3565.00
By hjo Skagit Co. Treasurer Deputy

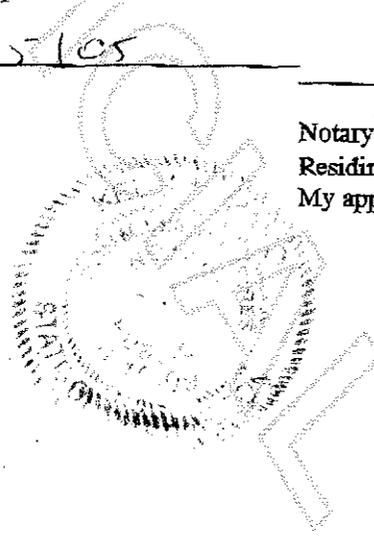
ACKNOWLEDGMENT

ATTACHED TO and made a part of

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James R. Graves
& Karla K. Graves signed this instrument, on oath stated that they authorized to
execute the instrument and acknowledged it as the CO-Trustees
of The James R. & Karla K. Graves Revocable Living Trust dated 11/10/01 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 11/15/05 Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of WASHINGTON
Residing at Soldo Wolfe
My appointment expires: 6/19/09



DOCUMENT



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EXCEPTIONS:

EXHIBIT "A"

A. EASEMENT SHOWN ON FACE OF SHORT PLAT:

For: Access and utilities
Affects: King Lane

B. Notes contained on the face of Short Plat No. 34-84, as follows:

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. Zoning - Residential;
4. Sewage Disposal - Individual septic system;
5. Water - P.U.D. No. 1.

C. CONDITION CONTAINED IN DEED:

Recorded: June 20, 1986
Auditor's No.: 8606200081
As Follows:

This conveyance is made subject to the provision that the tract owners of Tracts 2, 3 and 4 of said Short Plat No. 34-84 shall share equally in any repairs necessary to access and utility easement known as King Lane as said King Lane is set forth on the face of said short plat.



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