

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael G. Bates
PO Box 802
Yakima, WA 98907,



200511180013
Skagit County Auditor

11/18/2005 Page 1 of 2 10:06AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86034

FIRST AMERICAN TITLE CO.

86034-1

Statutory Warranty Deed

Grantor(s): Daniel W. Breeden and Shirley F. Breeden
Grantee(s): Michael G. Bates and Patricia K. Bates
Assessor's Tax Parcel Number(s): 350613-0-028-0113, P41129

THE GRANTOR Daniel W. Breeden and Shirley F. Breeden, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael G. Bates and Patricia K. Bates, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. 5-81, approved August 10, 1981, recorded August 11, 1981 in Book 5 of Short Plats, page 110, under Auditor's File No. 8108110039 and being a portion of the Northwest 1/4 of the northeast 1/4 of Section 13, Township 35 North, Range 6 East, W.M..

Subject to Paragraphs A and B of Schedule B-1 of First American Title Company's preliminary commitment no. 86034 attached hereto and made a part thereof by this reference.

Dated: September 25, 2005

Daniel W. Breeden
Daniel W. Breeden

Shirley F. Breeden
Shirley F. Breeden

STATE OF Yukon Territory }
COUNTY OF Canada } SS:

I certify that I know or have satisfactory evidence that Daniel W. Breeden and Shirley F. Breeden, 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: 14 October 05

Michael Hodgson
Notary Public in and for the State of Yukon Territory
Residing at Tosla, Yukon
My appointment expires: 31st July 2006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
64100
NOV 18 2005

Amount Paid \$ 2075.00
By [Signature] Skagit Co. Treasurer / Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: April 24, 1925
Auditor's No: 183099
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Affects: 100 foot wide strip of land (dedicated on face of Short Plat)

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

Short Plat No.: 5-81
Recorded: August 11, 1981
Auditor's No: 8108110039

Said matters include but are not limited to the following:

- 1.) Short plat numbers and date of approval shall be included in all deeds and contracts.
- 2.) Sewer - Individual septic tanks
- 3.) Water - Individual wells - water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water.



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