

AFTER RECORDING MAIL TO:
Mr. and Mrs. Caleb E. Reynolds
11489 Bayview Edison Road
Mount Vernon, WA 98273



200511210175
Skagit County Auditor

11/21/2005 Page 1 of 2 1:40PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86410

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): William A. Winter and Linda Anne Bromwell-Winter
Grantee(s): Caleb E. Reynolds and Kimberly C. Reynolds
Assessor's Tax Parcel Number(s): P30087, 340506-0-003-0402

B86410E-1

THE GRANTOR William A. Winter and Linda Anne Bromwell, who also appears of record as Linda Anne Bromwell-Winter, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Caleb E. Reynolds and Kimberly C. Reynolds, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 1 of that certain Short Plat No. 26-75, approved August 8, 1975 and recorded August 13, 1975, under Auditor's File No. 821900 in Volume 1 of Short Plats, page 50, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot strip of land described in that certain "Declaration of Easement" recorded December 17, 1973 under Auditor's File No. 794610.

SUBJECT TO: Covenenats, conditions, restrictions, easements as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: November 10, 2005

William A. Winter 6509 Linda Anne Bromwell-Winter
William A. Winter Linda Anne Bromwell-Winter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

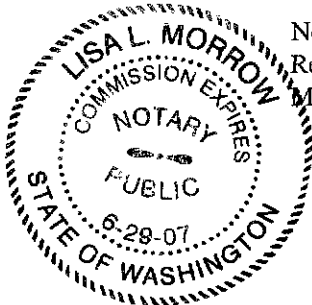
NOV 21 2005

STATE OF Washington Amount Paid \$ 4241.40
COUNTY OF Grant By Lp Skagit Co. Treasurer
Deputy } SS:

I certify that I know or have satisfactory evidence that William A. Winter and Linda Anne Bromwell-Winter, 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: November 14th, 2005

Lisa L. Morrow



Notary Public in and for the State of Washington
Residing at Moses Lake, WA
My appointment expires: 6-29-07

Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: All present and future owners of portions of land as disclosed on the document
Dated: December 5, 1973
Auditor's No.: 794610
Purpose: Ingress, egress and utilities
Area Affected: Includes other property

B. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 26-75
Recorded: August 13, 1975
Auditor's File No.: 821900
As Follows:

1. All maintenance and construction of 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 Tank
4. Water – Individual Well

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200502280284
Document Title: Notice of Moratorium on Non-Forestry Use of Land



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