

AFTER RECORDING MAIL TO:

Mr. Rodney E. Lavine Jr.

22861 Bridgewater Rd
Sedro Woolley WA 98284



200512050218

Skagit County Auditor

12/5/2005 Page

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4 3:41PM

Filed for Record at Request of

First American Title Of Skagit County

Escrow Number: B86537

Statutory Warranty Deed

Grantor(s): Loren E. Mynatt and Serena R. Mynatt

Grantee(s): Rodney E. Lavine, Jr.

Assessor's Tax Parcel Number(s): P35626, 350402-1-004-0809

FIRST AMERICAN TITLE CO.

B86537E-1

THE GRANTOR Loren E. Mynatt and Serena R. Mynatt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rodney E. Lavine, Jr., as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Tract "B" of Skagit County Short Plat No. 69-72, approved November 14, 1972 and described as follows:

That portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 2, from which the Northeast corner of said Section 2 bears North 3 degrees 52'00" East; thence North 88 degrees 19'00" West, along the South line of said Southeast 1/4 of the Northeast 1/4 of Section 2, 643.77 feet to the Southeast corner of said subdivision, and the true point of beginning; thence North 3 degrees 22'57" East, along the East line of said subdivision, 330.01 feet; thence North 88 degrees 19'00" West, parallel with said South line of said subdivision, 160.00 feet; thence South 3 degrees 22'57" West, parallel with said East line of said subdivision, 330.01 feet to said South line of said subdivision; thence South 88 degrees 19'00" East, along said South line 160.00 feet to the true point of beginning; EXCEPT the East 80 feet thereof; AND ALSO EXCEPT County Road, known as the Bridgewater Road, along the South line thereof.

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

Dated: November 28, 2005

Loren E. Mynatt

Serena R. Mynatt

#6753
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 05 2005

28524

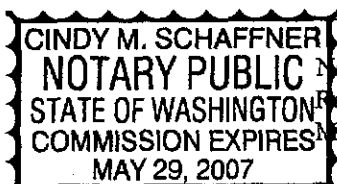
Amount Paid \$
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that Loren E. Mynatt and ~~Serena R. Mynatt~~ ^{CMS} 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:

11/29/05



Notary Public in and for the State of

Washington

Residing at

Camas

My appointment expires:

5/29/07

AFTER RECORDING MAIL TO:
Mr. Rodney E. Lavine Jr.

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86537

Statutory Warranty Deed

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Grantee(s): Rodney E. Lavine, Jr.
Assessor's Tax Parcel Number(s): P35626, 350402-1-004-0809

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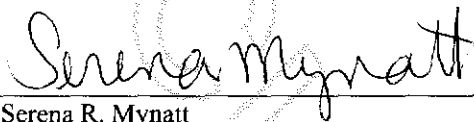
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Dated: November 28, 2005

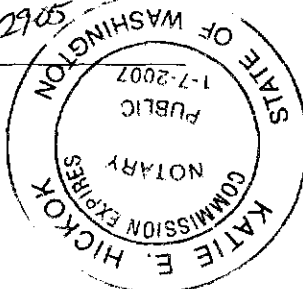
Loren E. Mynatt



Serena R. Mynatt

STATE OF Washington)
COUNTY OF Skagit) SS:

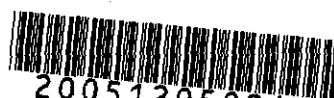
I certify that I know or have satisfactory evidence that ~~Loren E. Mynatt~~ and Serena R. Mynatt, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/29/05




Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07

LPB-10



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EXCEPTIONS:

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 69-72
As Follows:

1. Water Supply - Individual Wells
2. Sewage Disposal - Individual Septic Tanks
3. Ground Elevations - None
4. Short Plat Number and Date of Approval shall be included in all deeds and contracts
5. All maintenance and construction of private roads are the responsibility of the lot owner

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 20, 1991
Recorded: March 20, 1991
Auditor's No: 9103200063
Executed by: Kendall G. Gentry and Nancy F. Gentry

C. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Thomas H. Bergman and Bonnie L. Bergman,
husband and wife
Recorded: June 18, 1991
Auditor's No: 9106180027
Purpose: Ingress, egress and utilities
Area Affected: The South 75 feet of the East 20 feet of Tract
"B" of said Short Plat No. 69-72

Together with an undivided 1/3 interest in a community well, pump house and water pipeline easements on, over, across and under that portion of said Tract "B" described as follows:

Beginning at a point 75 feet North of the Southeast corner of said Tract "B"; thence West 80 feet parallel to the South line; thence North 30 feet along the West line; thence East parallel to the South line 80 feet; thence South 30 feet to the point of beginning.

A non-exclusive easement for drainage is reserved 20 feet wide the center line of which is described as follows:

Beginning at the Northwest corner of Lot "A" of said Short Plat 69-72 running thence diagonally to a point on the South line of said Lot "A" 50 feet West of the Southeast corner. Said drainage way is to remain an open ditch or if covered culverted with a minimum 8" pipe.



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Order No: B86537

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

| | |
|---------------|--|
| Between: | Kendall Gentry |
| And: | Future Owners of Lots "A", "B" and "C" |
| Dated: | December 5, 1991 |
| Recorded: | December 30, 1991 |
| Auditor's No: | 9112300156 |
| Regarding: | Bridgewater Road Water System Operating, Maintenance and Management Agreement |

E. Conveyance of 1/3 ownership interest in community well, pumphouse, etc., to A.J. Tucker, et ux by document recorded under Auditor's File No. 9201280037.



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