

AFTER RECORDING MAIL TO:
Anne K. Unrein



200512140084
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86671

Statutory Warranty Deed

Grantor(s): Kevin J. Muzzuco
Grantee(s): Anne K. Unrein
Assessor's Tax Parcel Number(s): 3867-000-035-0708, P62479

FIRST AMERICAN TITLE CO.

86671E-1

THE GRANTOR Kevin J. Muzzuco, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anne K. Unrein, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

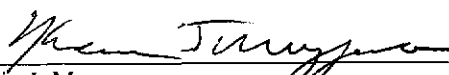
Tract "B" of Short Plat No. 61-74, approved November 6, 1974, recorded November 19, 1974 in Volume 1 of Short Plats, page 49, under Auditor's File No. 810202, being a portion of Tract 35 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion of said Tract "B", lying within the South 82 feet of the West 24.39 feet of the East 149.39 feet of the North 184 feet of said Tract 35.

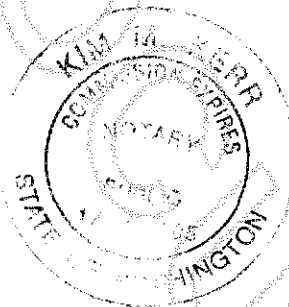
PARCEL "B":

The West 25 feet of the East 385 feet of the North 184 feet of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Subject to Paragraphs A & B of Schedule B-1 of First American Title Company's preliminary commitment no. 86671 attached hereto.

Dated: December 12, 2005

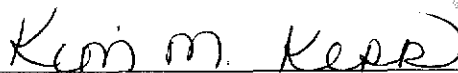

Kevin J. Muzzuco



STATE OF Washington }
COUNTY OF Skagit } SS:


I certify that I know or have satisfactory evidence that Kevin J. Muzzuco, 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: 12/12/05



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#6934
DEC 14 2005

Notary Public in and for the State of Washington
Residing at Mant Vernon
My appointment expires: 12/15/05

Amount Paid \$ 4544.00
By  Deputy

Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: 61-74
Recorded: November 19, 1974
Auditor's No.: 810202

Said matters include but are not limited to the following:

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. Sewage Disposal – Individual septic tanks.
4. Water – P.U.D. No. 1

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Kelly Ellen Moss, a single woman
Dated: September 28, 2002
Recorded: October 1, 2002
Auditor's No.: 200210010019
Purpose: Driveway for ingress and egress to and from the Moss property
Area Affected: A portion of the subject property described as follows:

Commencing at the Southwest corner of said Parcel "A", being the true point of beginning; thence South 89°56'14" East along the South line of said Parcel "A", for 20.15 feet; thence North 63°33'27" West 15.00 feet; thence North 25°52'37" West 15.00 feet to the West line of said Parcel "A"; thence South 00°30'10" West 20.15 feet to the true point of beginning.



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