

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jeff Kaptein
510 E. Highalnd Avenue
Mount Vernon, Wa 98273



200601130147

Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B87111

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Edward J. Kaptein and Cheryl A. Kaptein
Grantee(s): Jeff Kaptein and Jane Kaptein
Assessor's Tax Parcel Number(s): P105580, 350428-2-009-0201

B87111E

THE GRANTOR Edward J. Kaptein and Cheryl A. Kaptein, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Jeff Kaptein and Jane Kaptein, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Tract 1 of Short Plat No. 92-44 located in the Southeast ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 4 East, W.M., approved October 25, 1976 and recorded October 26, 1976 under Auditor's File No. 9301210012 in Volume 10 of Short Plats, page 166, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated: 01/09/06

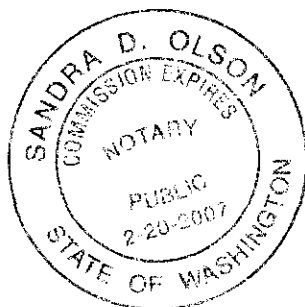
Edward J. Kaptein

Cheryl A. Kaptein

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edward J. Kaptein and Cheryl A. Kaptein, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-12-06



Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-20-07

200
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 13 2006

Amount Paid \$ 3565.00
By Skagit Co. Treasurer
By Deputy

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Traction Company
Dated: October 21, 1918
Recorded: March 22, 1929
Auditor's No.: 221302
Volume 150 of Deeds, Page 435
Purpose: Construction, maintenance, etc., of an electric transmission line
Area Affected: South line of subject property

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

Short Plat No.: 92-044
Recorded: January 21, 1993
Auditor's No.: 9301210012

Said matters include but are not limited to the following:

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – Skagit County P.U.D. No. 1
4. Sewer – Individual on-site sewage systems
5. Buyer should be aware that this short sub-division is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
6. 30 foot wide easement for ingress, egress and utilities to Lot 2.
7. Encroachment of fence lines.



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