

When recorded return to:

Willis M. Lake, Jr.
914 South 19th Street
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number:



200603240159
Skagit County Auditor

3/24/2006 Page 1 of 2 1:37PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

87539E-1

THE GRANTORS George DeVries and Nancy S. DeVries, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Willis M. Lake, Jr., a single man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN."

Tax Parcel Number(s): 3766-003-003-0009, P54751

Lot 3, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WA.", as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

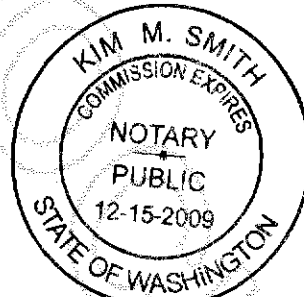
Subject to paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 87539 attached hereto.

Dated March 10, 2006


George DeVries

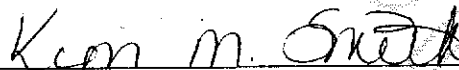

Nancy S. DeVries

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that George DeVries and Nancy S. DeVries, 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: Mar. 24, 2006



1345
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/09

MAR 24 2006

Amount Paid \$ 3396.79
Skagit County Treasurer
by: nam Deputy

Order No: 87539

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955
Recorded: February 3, 1955
Auditor's No.: 512718

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal
In Favor Of: City of Mount Vernon
Auditor's No.: 512247

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: September 3, 1971
Auditor's No.: 757660

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: November 8, 1974
Auditor's No.: 809833

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Albert Balch's Wedgwood
Recorded: October 11, 1954
Auditor's No.: 507780

Said matters include but are not limited to the following:

1. "...declare this plat to be known as Albert Balch's Wedgwood and do hereby dedicate to the use of the public forever, all public highways shown thereon for and as public highways.

