

When recorded return to:

Joseph A. McCaffrey  
7792 Wilderness Drive  
Concrete, WA 98237

Recorded at the request of:  
First American Title  
File Number: 88282



200606070100

Skagit County Auditor

6/7/2006 Page 1 of 4 1:51PM

### Statutory Warranty Deed

THE GRANTOR American General Home Equity, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph A. McCaffrey, an unmarried man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

88282E

Abbreviated Legal:

Section 8, Township 35, Range 8; ptn. SW SE (aka Lots 1 and 2, Short Plat No. 91-070)

Tax Parcel Number(s): 350808-4-001-1100, P107751

Lots 1 and 2, of Short Plat #91-070 approved February 11, 1994 and filed in Volume 11 of Short Plats at page 60, recorded February 11, 1994, under Auditor's File No. 9402110126, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 North, Range 8 East, W.M.;

EXCEPT those portions of said Lots 1 and 2 lying Southerly of the following described line:

Beginning at the Southeast corner of said Lot 2; thence North 00 degrees 26'59" West along the East line of said Lot 2; a distance of 253.37 feet to the TRUE POINT OF BEGINNING; thence South 88 degrees 21'53" West, a distance of 313.60 feet to the midpoint of the West line of said Lot 2; thence continuing South 88 degrees 21'53" West a distance of 292.80 feet to a point along the West line of said Lot 1 which is 293.71 feet South of the Northwest corner of said Lot 1, said point being the terminus of this line description;

TOGETHER WITH an easement for ingress, egress and utilities over, under and through the East 30 feet of said Lot 2 lying Southerly of the above described line;

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the West 30 feet of the South 30 feet of Lot 3 of said Short Plat No. 91-070.

Subject to: Covenants, Conditions, Restrictions and Easements as indicated on Schedule B-1 and by this reference made a part hereof.

Dated June 1, 2006

American General Home Equity

Rooney J. Coatsuey

2817  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 07 2006

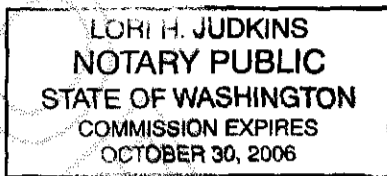
Amount Paid \$ 2888.60  
Skagit Co. Treasurer  
By man Deputy

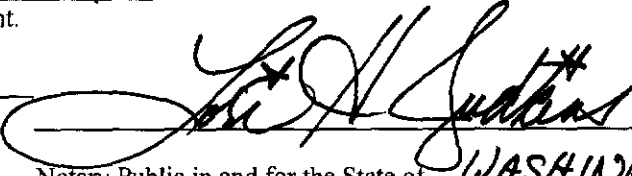
State of WASHINGTON }  
County of CLARK } SS:

I certify that I know or have satisfactory evidence RODNEY J. COATSUEY the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath

stated he/she/<sup>is</sup>they are authorized to execute the instrument and is VICE PRESIDENT of  
AMERICAN GENERAL HOME EQUITY to be the free and voluntary act of such party for the  
uses and purposes mentioned in this instrument.

Date: 6-5-06



  
Notary Public in and for the State of WASHINGTON  
Residing at VANCOUVER, WA  
My appointment expires: 10-30-06



Skagit County Auditor

Order No: 88282

**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: William H. Kimball, David N. Richardson and Charles Blair,  
Trustees for the Stockholders of the Sound Timber Company  
Recorded: September 6, 1949  
Auditor's No.: 435450  
As Follows:

Reserving all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

SUBJECT TO easements for road, electric transmission and telephone lines and roads established by public authority.

**B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:**

Recorded: February 11, 1994  
Short Plat No.: 91-070  
Auditor's No.: 9402110126  
As Follows:

- 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 - Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
- 4.) Sewer - Individual on-site sewage systems: Alternative systems are proposed for Lots 1 and 2, of this Short Plat which may have special design, construction, and maintenance requirements. See Health Officer for details.



200606070100

Skagit County Auditor

Order No: 88282

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: August 1, 1994  
Recorded: August 8, 1994  
Auditor's No.: 9408080065  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects:

Easement No. 1: All streets, road rights-of-ways, ingress, egress and utility easements as now or hereafter designed, platted, and/or constructed within the described Parcels "A" and "B". (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the described Parcels "A" and "B", being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

D. RESERVATIONS CONTAINED IN DEED:

Executed by: James Cook and Terri Cook, husband and wife  
Recorded: June 10, 1994  
Auditor's Nos.: 9406100064 and 9406100065  
As Follows:

The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision.

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: James Cook  
Dated: July 26, 1994  
Recorded: August 24, 1994  
Auditor's No.: 9408240021  
Regarding: Alternative Sewage System Installation

F. Affect, if any, of memorandum recorded December 14, 1994 under Auditor's File No. 9412140020. Sid instrument purports to change the address of Lot 2, Short Plat #91-70 to:

776 Wilderness Drive  
Concrete, WA 98237

G. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: James Cook and Terri Cook, husband and wife  
Recorded: June 10, 1994  
Auditor's No.: 9406100064  
As Follows:

"The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision."



200606070100  
Skagit County Auditor