

When recorded return to:

Ron Rennebohm
P O Box 247
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A88183



200606070119

Skagit County Auditor

6/7/2006 Page 1 of 2 3:36PM

Statutory Warranty Deed

THE GRANTORS Kerry D. Learned and Stacey A. Learned, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ron Rennebohm, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 34, Range 3; Ptn. SW SW (aka ptn. Lot 1, Short Plat No. 50-77)

Tax Parcel Number(s): P21709, 340313-0-035-0100

FIRST AMERICAN TITLE CO.

A88183E-1

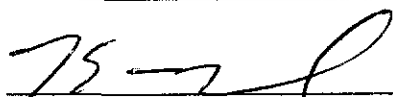
Lot 1, Short Plat No. 50-77, approved August 19, 1977, recorded August 23, 1977, in Book 2 of Short Plats, page 107, under Auditor's File No. 863252 and being a portion of Government Lot 9 (also known as the Southwest 1/4 of the Southwest 1/4), Section 13, Township 34 North, Range 3 East, W.M.


EXCEPTING THEREFROM, the following described tract:

Beginning at the Southeast corner of Lot 2 of said Short Plat No. 50-77; thence North 89°23'15" West 150.02 feet to the apparent Southwest corner of said Lot 2 and the true point of beginning of this description; thence North 89°23'15" West 61.07 feet to the Northwest corner of Lot 4 of said Short Plat No. 50-77; thence North 6°53'42" East 525.78 feet to the apparent Northwest corner of Lot 2 of Short Plat; thence South 1°27'01" West 521.33 feet to the point of beginning.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.


Dated May 19, 2006


Kerry D. Learned


Stacey A. Learned

#2817
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 07 2006

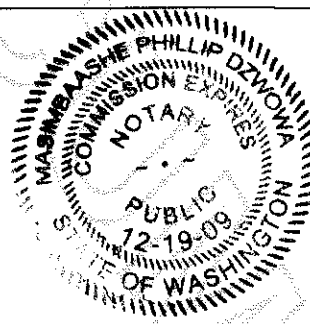
STATE OF Washington Amount Paid \$ 8148.50
COUNTY OF Skagit By  SS:

I certify that I know or have satisfactory evidence that Kerry D. Learned and Stacey A. Learned, 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: 06-06-2006

Mashmbashe Phillip Dawson

Notary Public in and for the State of Washington
Residing at 1511 Riverside Dr. Mount Vernon
My appointment expires: 12-19-2009



EXCEPTIONS:

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

Short Plat No.: 50-77
Recorded: August 23, 1977
Auditor's No.: 863252

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 – Available from Skagit County PUD No. 1.
5. Future platting of Lots 1 and 2 will be contingent upon access approval by Washington State Highway Department.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 8502280037
Document Title: Variance
Regarding: Flood Damage



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