

After Recording Return to:
Gary E. Gaffield
44416 Dalles Road
Concrete WA 98237



200607050111
Skagit County Auditor

7/5/2006 Page 1 of 2 3:39PM

Filed for Record at Request of:

**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 195581-KRK
CHICAGO TITLE IC39315

Abbreviated Legal: Lot 1, SKAGIT COUNTY SHORT PLANT NO. 91-048, a plat

Additional Legal(s) on page:

Assessor's Tax Parcel No.: 350809-0-006-0105/P101065

STATUTORY WARRANTY DEED

THE GRANTOR Michael D. Adkinson, also shown of record as Mike Adkinson and Phyllis E. Adkinson, also shown of record as Phyllis Adkinson, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary E. Gaffield and Joni C. Gaffield, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:

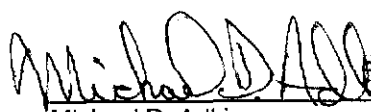

Lot 1, SKAGIT COUNTY SHORT PLANT NO. 91-048 as approved February 5, 1992, and recorded February 12, 1992, in Volume 10 of Short Plats, pages 53 and 54, under Auditor's File No. 9202120021, records of Skagit County, Washington; being a portion of Government Lots 4 and 6 of Section 9, Township 35 North, Range 8 East of the Willamette Meridian;

Except all that portion thereof, if any, previously conveyed to Skagit County by deed recorded under Auditor's File No. 176441, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Subject to: Real Estate Taxes and Exhibit "A" attached hereto and by this reference made a part hereof

Dated: June 28, 2006

 
Michael D. Adkinson Phyllis E. Adkinson


JUL 05 2006

STATE OF WASHINGTON
COUNTY OF WHATCOM

Amount Paid \$ 14,690.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Michael D. Adkinson and Phyllis E. Adkinson the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: June 30, 2006


Adoline A. Brown
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 7-23-2009

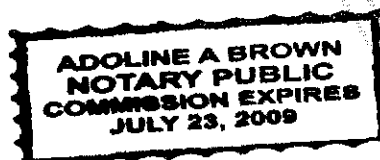


EXHIBIT "A"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 14, 1988
Auditor's No(s).: 8812140064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Notes as set forth on the face of Short Plat, as follows:
 - A. Short Plat number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of private roads shall be the responsibility of the lot owners.
 - C. Water – Individual well: 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.
 - D. Sewer – Individual on-site sewage systems.
 - E. Buyer should be aware that this short subdivision is located in a floodplain and portions of some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County code, and residential construction in the floodplain may require significant elevation of the first living floor.
 - F. Lot 4 is hereby permitted to use the existing driveway.
3. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
4. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
5. Any question that may arise due to shifting or change in the course of the Skagit River or due to said Skagit River having shifted or changed its course.
6. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.

- END OF EXHIBIT "A" -



200607050111
Skagit County Auditor

7/5/2006 Page

2 of

2 3:39PM