

AFTER RECORDING MAIL TO:

Tom & Chris Haner
19997 Hwy 9
Mount Vernon WA 98274



200607270173
Skagit County Auditor

7/27/2006 Page 1 of 2 1:36PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 02-05542-KS

Statutory Warranty Deed

Grantor(s): Julie M. Ovenell
Grantee(s): Investment Resources L.P.
Abbreviated Legal:

FIRST AMERICAN TITLE CO.
88733

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340435-4-017-0008 P29830

THE GRANTOR Julie M. Ovenell, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Investment Resources L.P., the following described real estate, situated in the County of Skagit, State of Washington:

Tract 1 of Skagit County Short Plat No. 34-80, as approved May 9, 1980, and recorded May 12, 1980, in Volume 4 of Short Plats, page 89, under Auditor's File No. 8905120015, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4E, W.M.

Subject to paragraphs A-C of Schedule B-1 of First American Title Company's preliminary commitment no. 88733 attached hereto and made a part hereof by this reference.

Dated July 26, 2006
Julie M. Ovenell
Julie M. Ovenell

3800
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2006

Amount Paid \$ 2425.80
Skagit Co. Treasurer:

By [Signature] Deputy

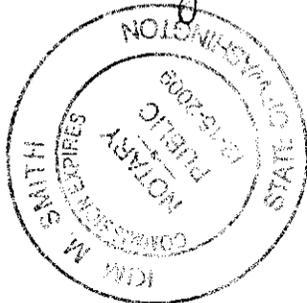
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Julie M. Ovenell**

is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2006

Kim M. Smith
Kim Smith
Notary Public in and for the State of Washington
Residing at MT Vernon
My appointment expires: 12/15/2009



Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by:	Day Lumber Company
Recorded:	June 29, 1921
Auditor's No.:	150589
As Follows:	Reserving, however, a right-of-way for a permanent highway and also reserving present logging, skid or tote roads on and over said land with the right to use the same for road purposes until a permanent highway has been established and constructed.

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

Short Plat No.:	34-80
Recorded:	May 12, 1980
Auditor's No.:	8005120015

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 dated of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic systems.
4. Water – Individual wells.
5. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water.

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	June 10, 2002
Auditor's No.:	200206100221
Purpose:	Ingress, egress and utilities
Area Affected:	Over the route of a roadway as the same now exists



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