

When recorded return to:

Mr. and Mrs. Brian Cypher
21086 Buben Road
MAINT VERNON, WA. 98274

Recorded at the request of:
First American Title
File Number: B88727



200609010097
Skagit County Auditor

9/1/2006 Page 1 of 2 11:33AM

Statutory Warranty Deed

THE GRANTOR Cheryl Louise Dawson, who acquired title as, Cheryl Louise Hall, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sherri E. Stites and Brian E. Cypher, Wife and Husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 20, Township 33, Range 4; Ptn. NE NE

Tax Parcel Number(s): P16955, 330420-1-002-0116

FIRST AMERICAN TITLE CO.
B88727E-1

Tract 1 of Short Plat No. 35-86, approved September 30, 1986 and recorded September 1, 1986 in Volume 7 of Short Plat, page 123, under Auditor's File No. 8610010018, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, Section 20, Township 33 North, Range 4 East, W.M..

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated August 16, 2006

Cheryl Dawson
Cheryl Louise Dawson

4533
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 1 2006

Amount Paid \$ 6235.00
By Skagit Co. Treasurer
Deputy

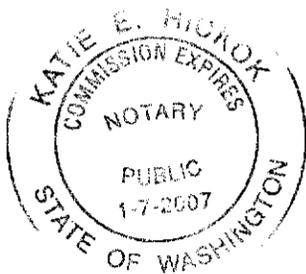
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cheryl Louise Dawson, 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: 8-22-06

Katie E. Hickok

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07



Order No: B88727

Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: 35-86
Recorded: October 1, 1986
Auditor's No.: 8610010018

Said matters include but are not limited to the following:

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 – P.U.D. #1 of Skagit County
4. Sewer – On-site sewage systems, NOTE – Mound systems are proposed for the lots in this Short Plat which may have special design, construction and maintenance requirements, see Health Officer for details.
5. Fenceline location



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