

AFTER RECORDING MAIL TO:

Kimberly D. Cook
18482 W. Big Lake Blvd
Mount Vernon, WA 98274



200609070087
Skagit County Auditor

9/7/2006 Page 1 of 5 11:43AM

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED

89083

Escrow No. 06080368RM
Title Order No. 89083

THE GRANTOR(S) Delmar D. Jackson, a married person as his separate estate

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Kimberly D. Cook, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

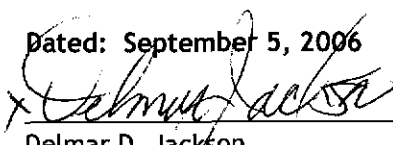
See exhibit "A" legal description attached hereto and by this reference made a part thereof.

Abbreviated Legal: (Required is full legal not inserted above) Ptn Lts 64-67, 1st Add Big Lake Wtr Front Tracts, Skagit County WA, Sec1 T33 R4, Ptn Gov Lt 2

Tax Parcel Number(s): 3863-000-067-0100/P106010

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 89083 issued by First American Title, and set forth in Exhibit "B", attached hereto and by this reference made a part thereof.

Dated: September 5, 2006


Delmar D. Jackson

#4620
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 7 2006

STATE OF Washington

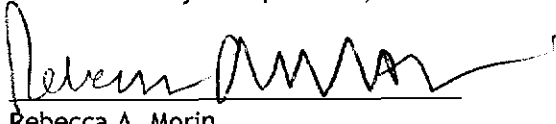
) ss.

COUNTY OF Snohomish

Amount Paid \$4,989.00
By Skagit Co. Treasurer
Donny

I certify that I know or have satisfactory evidence that Delmar D. Jackson, a married person as his separate estate is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5th day of September, 2006


Rebecca A. Morin
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 12/01/09

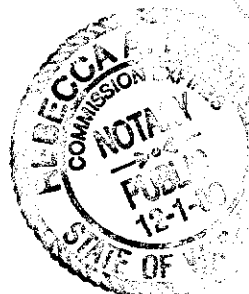


EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

That portion of Lots 64, 65 and 66, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, that lies Southerly of the South margin of the H.C. Peters Road, also known as West Big Lake Boulevard, EXCEPT that portion of said Lots 64 and 65 that lies Westerly of the following described line:

Beginning at the Southeast corner of said Lot 65; thence North $67^{\circ}47'10''$ West, along the Southerly line of said Lot 65, a distance of 63.81 feet to the East line of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., and the true point of beginning of this line description; thence North $5^{\circ}31'33''$ East a distance of 122.30 feet to the intersection of the West line of said Lot 65 and the South margin of the said H.C. Peters Road and the terminus of this description.

TOGETHER WITH the South 105.20 feet of Lot 67 in said plat.

PARCEL "B":

That portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., that adjoins the Southwesterly line of the "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and is more particularly described as follows:

Beginning at the Southeast corner of Lot 67 of said plat; thence North $67^{\circ}47'10''$ West, along the Southwesterly line of said plat, a distance of 261.77 feet to the West line of said Government Lot 2; thence South $0^{\circ}55'13''$ West along the West line of said Government Lot 2, a distance of 62.10 feet to the Southeast corner of Government Lot 3 of said Section 1; thence South $67^{\circ}47'10''$ East, parallel with the Southwesterly line of said plat, a distance of 239.22 feet to the Southerly extension of the East line of said Lot 67; thence North $22^{\circ}12'50''$ East, along said Southerly extension, a distance of 57.86 feet to the point of beginning.



200609070087
Skagit County Auditor

EXHIBIT "B"

A. RESERVATION CONTAINED IN DEED

Executed by: Bingham Investment Co., a Washington
corporation
Recorded: May 21, 1954
Auditor's No.: 501861
As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same. (Affects Parcel "B")

B. RESERVATION CONTAINED IN DEED

Executed by: Associated Lumber Mills, Inc.
Recorded: June 8, 1955
Auditor's No.: 520153
As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same. (Affects Parcel "B")

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Sewer District No. 2
Dated: September 23, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230061
Purpose: Side sewer line
Area Affected: An undisclosed 6 foot wide strip of land across Lot 67

Said easement includes some maintenance obligations.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: September 23, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230063
Purpose: Ingress and egress to a pump station
Area Affected: An undisclosed portion of Lot 67

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: September 23, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230064
Purpose: Ingress and egress to a pump station
Area Affected: An undisclosed portion of Lot 67

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 22, 1993
Recorded: October 29, 1993
Auditor's No.: 9310290016
Purpose: Right to enter said premises to operate, maintain, repair,
underground electric transmission and/or distribution system,
together with the right to remove brush, trees and landscaping
which may cover or be adjacent to said lines
Area Affected:



200609070087
Skagit County Auditor

EXHIBIT "B" (cont.)

Easement No. 1

All streets road rights-of-way, and ingress, egress and utility easements, as now or hereafter designed, platted, and/or constructed within the above described property. (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 located within the above described property being parallel to, Westerly and Southerly of and coincident with the boundaries of all private/public streets, ingress, egress and utility easements and road rights-of-way.

(Affects: Lot 65)

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property
Recorded: December 21, 1993
Auditor's No.: 9312210116 and other instruments of record
For: Ingress, egress and utilities
Affects: A 20 foot strip of land and a 70 foot diameter circle

H. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: James C. Kester and Kathryn M. Kester
Recorded: January 21, 1994
Auditor's No.: 9401210082
For: Ingress, egress and utilities
Affects: West 59.45 feet of Parcel "B"

I. RESERVATION CONTAINED IN DEED

Executed by: Keith S. Johnson and Alison R. Johnson
Recorded: December 21, 1993
Auditor's No.: 9312210121
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating additional building lots.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 1, a municipal corporation
Dated: May 4, 1994
Recorded: June 27, 1994
Auditor's No.: 9406270067
Purpose: Ingress and egress for the purposes of maintaining, repairing or altering the sewage pump station
Area Affected: An undisclosed portion of the subject property

K. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN AND CONTAINING A PROVISION FOR BEARING EQUAL COST OR MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID COMMON SEWER BY THE COMMON USERS.

Recorded: June 27, 1994
Auditor's No.: 9406270065
Width: Six (6) feet
Location: An undisclosed



200609070087
Skagit County Auditor

EXHIBIT "B" (cont.)

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Keith S. Johnson and Alison Johnson
Dated: July 14, 1994
Recorded: August 4, 1994
Auditor's No.: 9408040041
Regarding: Sewer Service Agreement

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.: 200007190052
Document Title: Low Flow Mitigation Summary



200609070087
Skagit County Auditor

9/7/2006 Page

5 of

5 11:43AM