

When recorded return to:

Richard R. Myers
1104 Railroad Avenue
Sedro Woolley, Wa. 98284, WA 98284

Recorded at the request of:
First American Title
File Number: B89360



200609150149

Skagit County Auditor

9/15/2006 Page 1 of 2 2:03PM

Statutory Warranty Deed

THE GRANTOR Julie Spencer, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard R. Myers, unmarried man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B89360E-1

Abbreviated Legal:

Ptn. Block 71, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" (aka Lot 3, Short Plat No. SW-04-2373)

Tax Parcel Number(s): P122121, 4150-071-008-0400

Lot 3 of that City of Sedro-Woolley Short Plat No. SW-04-2373, approved October 21, 2004, recorded October 21, 2004, under Auditor's File No. 200410210102, records of Skagit County, Washington; being a portion of Block 71, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Dated 09/15/2006

Julie B. Spencer
Julie Spencer

4787
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 15 2006

137560

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Julie Spencer, 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: 09-15-06

[Signature]

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 2-28-07

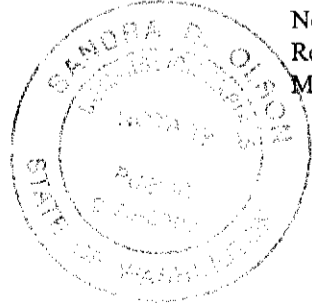


EXHIBIT "A"

EXCEPTIONS:

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

Short Plat No.: SW-04-2373
Recorded: October 21, 2004
Auditor's No.: 200410210102

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. Basis-of-bearings – Assumed South 89°35'04" East on the centerline of Jameson Street between found monuments as shown herein.
3. Sewer – City of Sedro-Woolley.
4. This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
5. Water – P.U.D. No. 1 of Skagit County.
6. The total area in this short subdivision is 30,580 square feet.
7. As per City of Sedro-Woolley Ordinance No. 1476-04, Lots 1 and 3 of this short plat shall not be issued building permits until such time as the moratorium on new sewer hookups.
8. All easements shall remain clear of any and all structures or obstructions.
9. An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, AT&T Broadband, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace, and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.
10. Easement for utilities over the exterior ten (10) feet adjacent to street.
11. Easement for utilities across vacated alley and other property as delineated across said premises.
12. Easement for sewers over the North ten (10) feet of Lot 1 and the West ten (10) feet of Lot 3.



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9/15/2006 Page

2 of

2 2:03PM