

WHEN RECORDED RETURN TO:

Tavia Arnold
7283 Skagit View Dr.
Concrete, WA 98237



200612290175
Skagit County Auditor

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89597-1

DOCUMENT TITLE(S):
Statutory Warranty Deed

FIRST AMERICAN TITLE CO

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

Jacqueta S. Borders, A Married Woman as her separate estate

GRANTEE:

Tavia Arnold, a single woman

ABBREVIATED LEGAL DESCRIPTION:

Lot 3, 'Plat of Wilderness Villiage, Division No. 1'

TAX PARCEL NUMBER(S):

4208-000-003-0009 (P78186)

When recorded return to:

Ms. Tavia Arnold
7283 Skagit View Dr.
Concrete, WA 98237

Statutory Warranty Deed

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THE GRANTOR Jacqueta S. Borders, A Married Woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tavia Arnold, a single woman the following described real estate, situated in the County of Skagit, State of Washington

***and John R. Borders, her husband**

Lot 3, "Plat of Wilderness Village, Division No. 1", as per plat recorded in volume 10 of plats, pages 48, 49, and 50, records of Skagit County, Washington.

Abbreviated Legal:

Lot 3, "Plat of Wilderness Village, Division No. 1"

Tax Parcel Number(s): 4208-000-003-0009 (P78186)

SUBJECT TO: See Exhibit "A" attached hereto

Dated December 26, 2006

#6594
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2006
8193⁰⁰
Amount Paid To
Skagit Co. Treasurer
By  Deputy


Jacqueta S. Borders

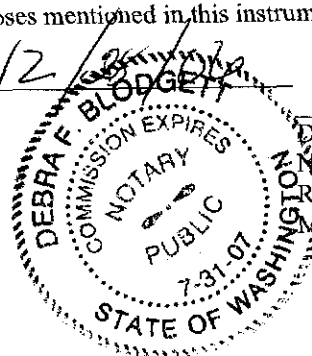

John R. Borders

State of Washington }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that **Jacqueta S. Borders and John R. Borders**

is/are the person(s) 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.

Dated: 12/26/2006




Debra F. Blodgett

Notary Public in and for the State of Washington

Residing at: Snohomish

My appointment expires: 7/31/2007



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EXHIBIT A
SPECIAL EXCEPTIONS

3. Any tax, fee, assessments or charges as may be levied by Wilderness Village Community Association.

4. ASSESSMENT BY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, STATE OF WASHINGTON, AS DISCLOSED BY THE FOLLOWING RECORDED DOCUMENT:

Recorded: March 14, 2006
Auditor's No.: 200603140115
Local Utility District (LUD) No.: 27
Account No.: P78186

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 2, 1973
Recorded: July 20, 1973
Auditor's No: 788214
Executed by: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 30, 2004
Recorded: September 7, 2004
Auditor's No.: 200409070165

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 3, 2005
Recorded: May 5, 2005
Auditor's No.: 200505050063

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

Plat/Subdivision Name: Wilderness Village Div. No. 1
Recorded: July 20, 1973
Auditor's No: 788213

Said matters include but are not limited to the following:

1. "Tracts "A", "B" and "C" are intended for the uses of all present and future property owners in this Plat and all other divisions of Wilderness Village."

2. COMMUNITY FISHING EASEMENT AS DELINEATED ON THE FACE OF SAID PLAT:

Area Affected: A strip of land the width of which is not disclosed along the Northerly portion

3. "Owners of Lots 5 through 9 are granted an easement for access and egress and utilities over and across Tract "B". The location to be designated by the Wilderness Village Architectural Committee."

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. 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.



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