

When recorded return to:

Mr. and Mrs. Ronald A. Otto  
17269 Lake View Boulevard  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: 90453

200701310090  
Skagit County Auditor  
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### Statutory Warranty Deed

THE GRANTORS John R. Cox and Linda M. Cox, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald A. Otto and Janice R. Otto, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
90453E-1

Abbreviated Legal:

Ptn. Tract 24 and Tract 31, "PLAT OF CHEASTY'S BIG LAKE TRACTS"

Tax Parcel Number(s): P64423, 3882-000-031-0018

Tract 31 and that portion of Tract 24, "PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in Volume 4 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 24; thence Northwesterly along the Southwesterly line thereof to a point on the Northwesterly line of the Southeasterly 12 feet of said Lot, said point being the true point of beginning; thence Northeasterly along said Northwesterly line, a distance of 57 feet; thence Northwesterly parallel with the Southwesterly line of said Lot, a distance of 55.6 feet, more or less, to the Northwesterly line of said Lot; thence Southwesterly along said Northwesterly line to the Northwest corner of said Lot; thence Southeasterly along the Southwesterly line of said Lot to the true point of beginning.

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

Dated 1-30-07

John R. Cox

Linda M. Cox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

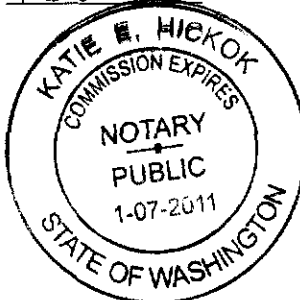
#455  
JAN 31 2007

Amount Paid \$  
Skagit Co. Treasurer  
By DR Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John R. Cox and Linda M. Cox, 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: 1-30-07



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

**Schedule "B-1"**

**EXCEPTIONS:**

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

In Favor Of:	Remainder of Lot 24
Recorded:	December 17, 1997
Auditor's No:	9712170045
For:	Ingress, egress and utilities
Affects:	Northwesterly 10 feet and Southerly 8 feet

B. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN:

Recorded:	May 6, 1998
Auditor's No:	9805060094
Width:	6 feet
Location:	Along the line of said side sewer as constructed



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