

AFTER RECORDING MAIL TO

Reynaldo Salinas
2030 Friday Creek Road
Burlington, WA 98233



200703010068
Skagit County Auditor

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**Statutory Warranty Deed
(FULFILLMENT)**

FIRST AMERICAN TITLE CO.

A90538E-1

THE GRANTOR **Glennnda McLucas-Taylor, a married woman**, for and in consideration of fulfillment of real estate contract, in hand paid, conveys and warrants to **REYNALDO SALINAS, AN UNMARRIED MAN**, the following described real estate, situated in the County of Skagit, State of Washington.

Section 7, Township 36, Range 4; Ptn. S 1/2 (aka Ptn. Lot 3 Short Plat No. 25-84)

Tax Parcel Number: P49031, 360407-0-019-0246

For Full Legal See Attached Exhibit "A"

SUBJECT TO: Easements, restrictions or other exceptions set forth on Exhibit B attached hereto.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 1, 2005, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on January 6, 2005, No. 86, recording no. 200501070006 *Excise tax amount paid \$ 2634.40*

Dated February 26, 2007

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Glennnda McLucas Taylor
Glennnda McLucas-Taylor

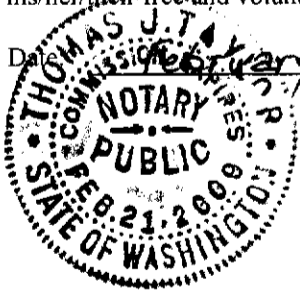
MAR 01 2007

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington }
County of THURSTON } SS:

I certify that I know or have satisfactory evidence that Glennnda McLucas-Taylor is 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 February 26, 2007.



Thomas J. Taylor
Thomas J. TAYLOR
Notary Public in and for the State of Washington.
Residing at Olympia
My appointment expires: 2/21/09

EXHIBIT "A"

Lot 3 of Short Plat No. 25-84, approved June 18, 1984, recorded June 18, 1984, under Auditor's File No. 8406180069, in Volume 6 of Short Plats, page 157, under Auditor's File No. 8406180069, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M.;

EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Fire Protection District No. 14 of Skagit County by Deed filed in Auditor's File No. 591233 as shown on that certain survey filed in Volume 1 of Surveys at page 76 records of Skagit County, Washington; thence Southwesterly along a curve concave to the South having a radius of 480.62 feet, which is the continuation of the Northerly curved line of said tract, through a central angle of $12^{\circ}07'56''$ and an arc distance of 101.77 feet; thence South $65^{\circ}52'06''$ West, a distance of 26.00 feet; thence South $2^{\circ}43'16''$ West, a distance of 316.90 feet to the intersection of the centerline of the Old F& S Railroad as shown on said survey with the North line of the South 20 feet of said Section 7; thence South $87^{\circ}42'53''$ East along the North line of said South 20 feet, a distance of 229.25 feet to the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7; thence North $00^{\circ}39'00''$ West along the East line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 425.47 feet to the Southeast corner of said Fire Protection District tract; thence South $89^{\circ}37'52''$ West, a distance of 135.20 feet to the point of beginning of this description.



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EXHIBIT B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Bloedel Donovan Lumber Mills
Dated: November 15, 1927
Recorded: November 17, 1927
Auditor's No.: 208681, Vol. 144 of Deeds, pg. 616
As Follows: "Subject to the public for a roadway." (The location of said roadway is not disclosed.)

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 9, 1945
Recorded: July 13, 1945
Auditor's No.: 381792
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: As said center line has been heretofore surveyed and located across said land, the exact location of said center line is not disclosed on the record

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Glenn E. McLucas and Wave W. McLucas, husband and wife
Dated: December 29, 1960
Recorded: January 16, 1961
Auditor's No.: 603126
Purpose: A perpetual easement and right-of-way for water pipeline including the right to install, repair, and maintain said pipeline
Area Affected: The exact location of said pipeline is not disclosed on the record

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

Short Plat No.: 25-84
Recorded: June 18, 1984
Auditor's No.: 8406180069

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.



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3. Sewage – Individual Septic System.

4. Water – Individual Well.

5. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyer should cooperate in the locations of wells to prevent problems with these overlapping control zones.

6. Fifteen (15) foot stream maintenance easement to Skagit County.

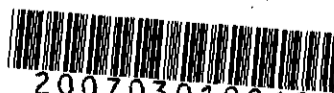
7. Ingress and egress may be necessary for flood control work.

8. A 50 foot set back from the top of the stream banks will be required for any building construction.

9. Access to Lot 3 is from existing dirt drive.

E. 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: Silver Creek and Friday Creek



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