

When recorded return to:

Mr. and Mrs. Michael C. Rich
548 Shady Hollow
New Braunfels, TX 78132

Recorded at the request of:
First American Title
File Number: B90751



200703150166
Skagit County Auditor

3/15/2007 Page 1 of 3 3:50PM

Statutory Warranty Deed

THE GRANTORS James P. Butler and Marian K. Butler, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael C. Rich and Sandra L. Rich, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Township 35, Range 6; Ptn. N 1/2 - SE 1/4 (aka ptn. Lot 3, Short Plat No. 40-79)

Tax Parcel Number(s): P40877, 350608-4-004-0607

FIRST AMERICAN TITLE CO.

B90751E

That portion of Tract 3 of Revised Skagit County Short Plat No. 40-79, approved January 11, 1982 and recorded January 11, 1982 under Auditor's File No. 8201110028, in Volume 5 of Short Plats, page 161, records of Skagit County, Washington, being a portion of the North 1/2 of the Southeast 1/4 of Section 8, Township 35 North, Range 6 East, W.M., lying Northerly of that certain 60 foot road entitled Cedar Flats Lane, delineated on the face of said Short Plat.

Subject to covenants, conditions, restrictions and easements as set forth in Exhibit A attached hereto and made a part hereof.

Dated 3-15-07

James P. Butler
1180
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Marian K. Butler

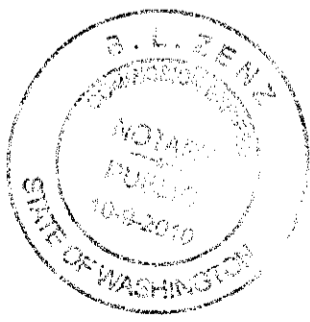
MAR 15 2007

Amount Paid \$ 272.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James P. Butler and Marian K. Butler, 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: 3/15/07



Notary Public in and for the State of Washington
Residing at Dunkinon, WA
My appointment expires: 10-9-10

EXHIBIT A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Carol Dobson and Josephine Robinson
 Recorded: March 18, 1944
 Auditor's No.: 369936
 As Follows:

"Reserves a right-of-way across the above described premises for the purpose of providing ingress and egress to other property of the sellers; providing, however, that if any cleared land is taken for said right-of-way, the sellers, their successors or assigns, will pay to the purchaser a reasonable amount for any damage occasioned by the taking of the cleared land.

ALSO reserving to the sellers, their successors or assigns, all water rights and water storage rights which may be now or in the future used or required by the sellers, their successors or assigns, together with the right to go upon or across said property to make all reasonable repairs, replacements or extensions necessary for the maintenance of said water system.

ALSO reserving to the sellers, their successors or assigns, the right-of-way over and across the C.C.C. Road now located on said premises." (Affects that portion of the premises in the Northeast 1/4 of the Southeast 1/4 of Section 8.)

NOTE: Said rights are now held by the Town of Lyman under instrument recorded July 20, 1944 under Auditor's File No. 373127.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Dobson, et al
 Dated: July 10, 1944
 Recorded: July 20, 1944
 Auditor's No.: 373126
 Purpose: Pipeline
 Area Affected: Subject property and includes other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
 Dated: December 18, 1934
 Recorded: March 30, 1937
 Auditor's No.: 288276
 Purpose: Forest protection road
 Area Affected: Exact location not disclosed on the record



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D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
 Dated: April 4, 1929
 Recorded: May 17, 1939
 Auditor's No.: 313186
 Purpose: Forest protection road
 Area Affected: Exact location not disclosed on the record

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Thomas E. Prevedell, et ux, and Dennis Mullen, et ux
 Dated: June 14, 1957
 Recorded: June 17, 1957
 Auditor's No.: 552597
 Purpose: Installing, maintaining, etc., a pipeline, together with covenants to share equal cost of construction, maintenance and repair
 Area Affected: Exact location not disclosed on the record

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

Short Plat No.: 40-79
 Recorded: January 11, 1982
 Auditor's No.: 8201110028

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.
3. Sewage disposal - Individual septic systems.
4. Water - Private wells. (See No. 5 below)
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 availability of said water.

Note: All four lots will access on private road at least 150 feet from intersection of private road and Pipeline road.

Any further subdivision of Lot 4, access will be private road at least 150 feet from intersection of private road and Pipeline Road.



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