



200704170152

Skagit County Auditor

4/17/2007 Page

1 of

3 1:57PM

When recorded return to:

Mr. and Mrs. John Jeffrey Ford
20039 Ramblewood Road SE
Monroe, WA 98272

Recorded at the request of:

First American Title

File Number: B91131

Statutory Warranty Deed

THE GRANTORS Lewis A. Chapman and Linda J. Chapman, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **John Jeffrey Ford and Kimberly Lynne Ford**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B91131E-1

Abbreviated Legal:

Section 1, Township 34, Range 9; Ptn. Gov. Lot 2

Tax Parcel Number(s): P106600, 340901-0-003-0302

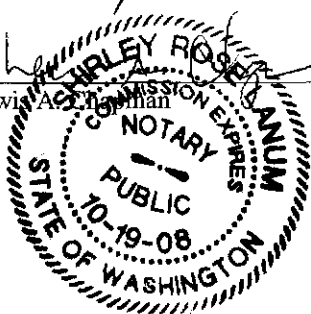
Beginning at a point in the centerline of the Rockport/Darrington Road, at the intersection of the centerline of the Rockport/Cascade Road; thence 1,250± feet East on the centerline of said Rockport/Cascade Road to a point set on said centerline; thence 40± feet North 6 degrees East to the North edge of the Rockport/Cascade Road right-of-way; and the true point of beginning; thence North 6 degrees East, 690± feet to a Hub & Tack which is the Northeast corner of the Southern Residual Third, (also known as the Northwest corner Western quarter of the Teegarden parcel, the Southwest corner of the Northern quarter of the Teegarden Parcel, and the Southeast corner of the Middle Residual Third); thence South 82 degrees 47' West, 320± feet to the East property line of Eagle Vista Tract 6; thence Southerly 650± feet along the East property line of Tract 6 to the Northern edge of the right-of-way of the Rockport Cascade Road; thence South 88 degrees East, 275± feet to the true point of beginning.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Dated April 11, 2007

Linda J. Chapman

Linda J. Chapman



1771
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2007

STATE OF Washington
COUNTY OF SKAGIT } SS:

Amount Paid \$ 2568.30
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Lewis A. Chapman and Linda J. Chapman, 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: 4/11/07Notary Public in and for the State of WashingtonResiding at BurlingtonCommission expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. Any question that may arise due to the shifting or change in the course of the herein named stream or river, or to said stream or river having changed its course.

River/Stream: Sauk River

B. 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.)

C. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: January 14, 1998
Auditor's File No: 9801140048

D. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 200008080073
Volume/Page: Vol. 23, page 139
Survey Affects: Subject property and other property

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Lewis A. Chapman
Recorded: June 26, 2001
Auditor's No: 200106260080

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Lewis Chapman
Recorded: June 26, 2001
Auditor's No: 200106260081

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.


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Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200106260083
Document Title: Waiver and covenant not to sue Skagit County and adjacent to natural resource land property owners
Regarding: Land use

Auditor's File No.: 200106260082
Document Title: Title Notification
Regarding: Special flood hazard area



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