

When Recorded Return to:  
ROBIN D. CARTER  
18776 W. Big Lake Blvd  
Mount Vernon WA 98274



200704270113  
Skagit County Auditor

4/27/2007 Page 1 of 4 11:45AM

Chicago Title Company - Island Division  
Order No: IMV2436 MKP Title Order No: IC42112 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR **LORI L. CLIFFORD**, a single person, as her separate estate

for and in consideration of **Two Hundred Ninety Thousand and 00/100...(\$290,000.00) DOLLARS**

in hand paid, conveys and warrants to

**ROBIN D. CARTER**, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: That portion of Lot 81, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southwesterly of that portion conveyed for road right of way to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404826, records of Skagit County, Washington. See legal description attached hereto

Tax Parcel Number(s): 3863-000-082-0100 P115907

**Subject to: Restrictions, reservations and easements of record.** Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: April 26, 2007

*Lori L. Clifford* 4/27/07  
LORI L. CLIFFORD Date

1975  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 27 2007

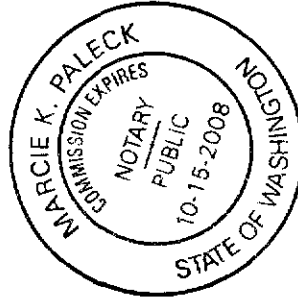
Amount Paid \$ 5167.00  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LORI L. CLIFFORD (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 27 2007

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



200704270113  
Skagit County Auditor

EXHIBIT 'A'

**Description:**

**Order No: IMV2436 MKP**

PARCEL A:

That portion of Lot 81, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southwesterly of that portion conveyed for road right of way to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404826, records of Skagit County, Washington.

Also, that portion of Lot 82, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Westerly of the County road as described in Auditor's File No. 404826, records of Skagit County, Washington, and Northwesterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 82, which is South 45°55'36" East 78.98 feet from the Northwesterly corner thereof;  
Thence North 17°35'04" East, a distance of 56.26 feet;  
Thence North 33°02'57" East, a distance of 73.92 feet to the terminal point of this line description, which point is on the West line of said County road and 40.04 feet from the intersection of the West line of said County road with the Northwesterly line of said Lot 82.

Situated in Skagit County, Washington.

Continued . . . . .



200704270113  
Skagit County Auditor

EXHIBIT "A"  
Page 2

PARCEL C:

A 30 foot wide easement for ingress, egress and utilities over, under and through that portion of Lots 84 and 85, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at the intersection on the West line of the 60 foot wide County road as conveyed by deed filed under Auditor's File No. 513940, records of Skagit County, Washington, with the Northwestery line of said Lot 85;

Thence South 39°00'04" East along said right of way, a distance of 17.33 feet to the point of beginning of this centerline description and which point is on a curve concave to the North, the radius point of which bears North 15°31'51" West, a distance of 45.00 feet;

Thence Westerly along said curve through a central angle of 63°52'20", and an arc distance of 50.17 feet;

Thence North 41°39'32" West, a distance of 31.67 feet to the point of curvature of a curve concave to the South having a radius of 104.00 feet;

Thence Westerly along said curve through a central angle of 23°52'57", and an arc distance of 43.35 feet to the line common to Lots 83 and 84 of said plat, and the terminal point of this centerline description.

Situated in Skagit County, Washington.



200704270113  
Skagit County Auditor

10-05