

After Recording Return to:
Kevin T. Wright
1201 E. Fairhaven Ave #3
Burlington WA 98233



200705100153
Skagit County Auditor

5/10/2007 Page 1 of 4 3:31PM

Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 199363-LR

IC41124 ✓

STATUTORY WARRANTY DEED

THE GRANTOR Shannon Richardson, a single person for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin T. Wright, an unmarried man, as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A"

Subject To Real Estate Taxes and Exhibit B attached hereto and by this reference made a part hereof.

Abbreviated Legal: Ptn. Lot 1, Skagit County Short Plat No. 91-071; being ptn Gov't Lot 7 in 9-35-8
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 350809-0-004-0206 P100924


Dated: 5/9/07

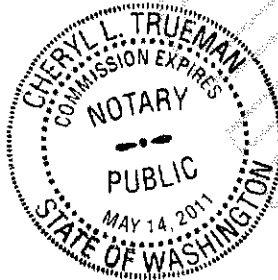
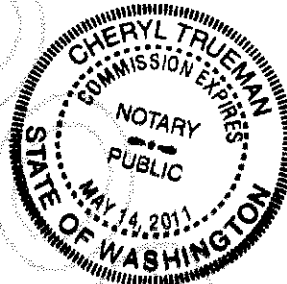

Shannon Richardson

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Shannon Richardson (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be hers free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 9, 2007


Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at 114 Vemay
My appointment expires: 5/14/11



2225
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2007

Amount Paid \$ 3943.00
By man Skagit Co. Treasurer Deputy

EXHIBIT "A"

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 91-071, as approved February 11, 1994, and recorded February 11, 1994, in Volume 11 of Short Plats, page 59, under Auditor's File No. 9402110125, records of Skagit County, Washington; being a portion of Government Lot 7 in Section 9, Township 35 North, Range 8 East of the Willamette Meridian;

EXCEPT that portion of Lot 1 of Skagit County Short Plat No. 91-071, as approved February 11, 1994, and recorded February 11, 1994, in Volume 11 of Short Plats, page 59, under Auditor's File No. 9402110125, records of Skagit County, Washington, lying Southwesterly of the following described line:

Beginning at a point on the North line of said Lot 3, Skagit County Short Plat No. 91-104, which lies 253.99 feet from the intersection of said North line with the East line of Logsdon Lane, as shown on said short plat;
Thence South $36^{\circ}51'43''$ East, a distance of 624.58 feet to a point on the South line of said Lot 1, Skagit County Short Plat No. 91-071, which is 407.60 feet from the intersection of said South line with the North line of the South Skagit Highway and terminus of this line description;

AND EXCEPT that portion lying within Logsdon Lane as shown on the Plat of Eagle Hill, according to the plat thereof recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT B

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 16, 1924
Auditor's No(s).: 177922, records of Skagit County, Washington
For: Perpetual easement for the establishment and maintenance of a hydrographic station, and uses appurtenant thereto
Affects: Said premises and other property
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 12, 1995
Auditor's No(s).: 9506120065, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Right-of-Way No. 1: The Northwesterly 10 feet of the above Short Plat No. 91-071, EXCEPT the Northeasterly 300 feet thereof.

Right-of-Way No. 2: The Southwesterly 10 feet of the Northeasterly 300 feet of the above described parcels as measured parallel with and at right angles to the Northeasterly line thereof.

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 6, 1949
Auditor's No(s).: 435450, records of Skagit County, Washington
Executed By: Wm. H. Kimball, David N. Richardson, and Charles Blair, Trustees for the stockholders of The Sound Timber Company
As Follows: Reserving all oil, coal, gas, and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.



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EXHIBIT B CONTINUED

4. Notes as disclosed on the face of said short plat, as follows:
 - A. Short plat number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of private roads shall be the responsibility of the lot owners.
 - C. Zoning – Residential Reserve (RR).
 - D. Water – Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
 - E. Sewer – Individual on-site sewage systems.
 - F. The subject property may be affected by easements or restrictions in instruments filed in Auditor's File Nos. 177922 and 435450.
5. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
6. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
7. Any question that may arise due to shifting or change in the course of the Skagit River or due to said river having shifted or changed its course.
8. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.
9. Easement and Road Maintenance Agreement among adjacent property owners recorded December 16, 1999, under Auditor's File No. 199912160091, records of Skagit County, Washington.
10. Access, Utility and Well Protection Easement executed by James Cook, et ux, recorded December 16, 1999, under Auditor's File No. 199912160090, records of Skagit County, Washington.
11. 30 foot access easement over the Westerly portion as disclosed by the recorded plat.
12. 20 foot access easement over the Southerly portion as disclosed by the recorded plat.



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