

WHEN RECORDED RETURN TO
JAMES D. FATUCH
9111 WEST PRESENTIN DRIVE
CONCRETE, WASHINGTON 98237



200706260090

Skagit County Auditor

6/26/2007 Page 1 of 3 3:27PM

CHICAGO TITLE COMPANY IC42734 J



CHICAGO TITLE INSURANCE COMPANY

5110998

STATUTORY WARRANTY DEED

THE GRANTOR(S)

JASON M. LABROUSSE AND NATASHA R. LABROUSSE, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JAMES D. FATUCH AND HOLLY G. FATUCH, HUSBAND AND WIFE

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

LOT 32, PRESENTIN CREEK WILDERNESS, DIV. NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

TOGETHER WITH THAT CERTAIN 2001 PALM HARBOR MOBILE HOME, SIZE 27 X 66, VIN NUMBER PH205051

2979
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 26 2007

Amount Paid 2959.80
Skagit Co. Treasurer
By *man* Deputy

Tax Account Number(s): 3969-000-032-0005/P68144

Dated: JUNE 20, 2007

Jason M. Labrousse

JASON M. LABROUSSE

Natasha R. Labrousse

NATASHA R. LABROUSSE

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

ON THIS 25 DAY OF JUNE, 2007 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED JASON M. LABROUSSE AND NATASHA R. LABROUSSE
KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE
WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME
AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES
HEREIN MENTIONED.

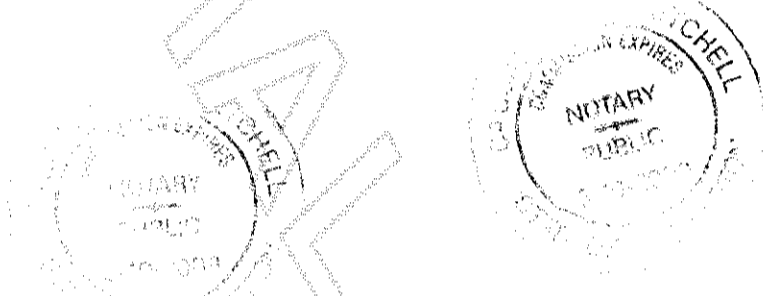
Cassandra M. Mitchell

NOTARY SIGNATURE

CASSANDRA M. MITCHELL

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MT. Vernon
MY COMMISSION EXPIRES ON 3-10-09.



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EXHIBIT A

Escrow No.: 005110998

SUBJECT TO: 2ND 1/2 2007 AND ALL FUTURE PROPERTY TAXES AND

Dues, charges and assessments, if any, levied by Pressentin Creek Community Club, Inc.

Easement delineated on the face of said plat;
For: Drainage
Affects: The Westerly 10 feet of said premises

Notes contained on the face of said plat, as follows:

- A. 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.
- B. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots.

Building set-back line delineated on the face of said plat.

Stipulation contained in the dedication of said plat, as follows:

In lieu of dedication of roads to the public, Tracts G, H, I, J and K will be conveyed to the Pressentin Creek Community Club, a non-profit organization whose membership is restricted to persons, firms or organization whose membership is restricted to persons, firms or corporations owning property within this plat, or in future subdivisions of Pressentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

Terms and conditions contained in instrument;
Recorded: October 8, 1969
Auditor's No.: 731785 and 731786, records of Skagit County, Washington
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well
Affects: Said premises and other property

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; **Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 7, 1959
Auditor's No.: 586327, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: October 6, 1967
Auditor's No(s): 705351, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: October 27, 1995
Auditor's No(s): 9510270068, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in various instruments of record;
Imposed By: Pressentin Creek Community Club, Inc.

EXHIBIT3/RDA/0999



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