

When recorded return to:

Burt L. Vulliet, Trustee
14750 Mountain View Lane
Concrete, WA 98237

Recorded at the request of:

First American Title

File Number: B91848



200707120084
Skagit County Auditor

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B91848E

THE GRANTOR Randall J. Richard, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Burt L. Vulliet, as Trustee of the Burt L. Vulliet Revocable Trust, dated December 5, 2006 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 63 and 64, "PLAT OF SAUK RIVER ESTATES"

Tax Parcel Number(s): P68919, 3994-000-064-0005

Lot 63-64, "PLAT OF SAUK RIVER ESTATES", according to the plat thereof recorded in Volume 8 of Plats, pages 13 and 14, records of Skagit County, Washington.

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

Dated

July 11th, 2007

Randall J. Richard
Randall J. Richard

3278

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2007

Amount Paid \$ 4099.00
Skagit Co. Treasurer
By nam Deputy

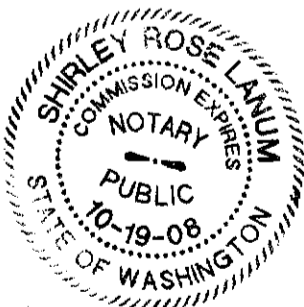
STATE OF Washington

COUNTY OF SKAGIT SS:

I certify that I know or have satisfactory evidence that Randall J. Richard, 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:

07-11-07



Shirley Rose Lanum

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

- A. Any questions which may arise due to shifting or changing in course of the 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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sauk River Estates
Recorded: February 27, 1961
Auditor's No: 604613

Said matters include but are not limited to the following:

1. The dedication of said plat provides that "Tracts A through G, inclusive, are dedicated to the use of present and future property owners of Lots 1 through 83, inclusive, and are not dedicated as public rights-of-ways. The present and future property owners of Lots 1 through 83, inclusive, are to have an undivided 1/83 interest in and to said Tracts A through G, inclusive.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: May 11, 1979
Recorded: May 23, 1979
Auditor's No.: 7905230018
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Portion of the subject property

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Randall Richard
Recorded: May 4, 1999
Auditor's No.: 9905040009
Regarding: Land use



200707120084

Skagit County Auditor

F AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Randall Richard
Recorded: May 4, 1999
Auditor's No.: 9905040010
Regarding: Land use