

When Recorded Return to:  
SILVER LAKE HOLDINGS, INC



200905200150  
Skagit County Auditor

5/20/2009 Page

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3 3:55PM

Chicago Title Company - Island Division  
Order No: AE12655 MM Title Order No: IC46397

**STATUTORY WARRANTY DEED**

THE GRANTOR PHYLLIS LYLE, as her separate estate

for and in consideration of **Three Hundred Seventy-Five Thousand and 00/100...(\$375,000.00) DOLLARS**

in hand paid, conveys and warrants to **SILVER LAKE HOLDINGS, INC, a corporation**

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

That part of the East Half of the Southwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the East Half of the said Southwest Quarter of the Southwest Quarter;

Thence East along the South line thereof, 10 rods;

Thence North 16 rods;

Thence West 10 rods;

Thence South 16 rods to the point of beginning;

EXCEPT therefrom that portion thereof used by the road, as the same is of record in the County Auditor's Office at Mount Vernon, Washington.

Situated in Skagit County, Washington

Seller reserves unto herself for her peaceful use and enjoyment a life estate in, on and to the property legally described above, subject to the terms and conditions as shown on Exhibit B.

TOGETHER WITH mobile home bonpr 60 x 12, 1973 553721

Tax Parcel Number(s): P20017 and P20018

Subject to: Restrictions, reservations and easements of record.

Dated: May 12, 2009

*Phyllis J Lyle*  
PHYLLIS LYLE Date

1426  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 20 2009

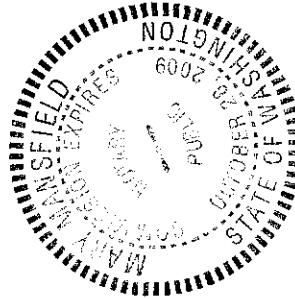
Amount Paid \$ 6680.00  
Skagit Co. Treasurer  
By *mem* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that PHYLLIS LYLE (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: 5-19-09

Mary Hausfeld  
Notary Public in and for the State of Washington  
Residing at 10-28-09  
My appointment expires



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3 10-05

Exhibit B  
Terms and conditions of Seller's Reserved Life Estate

1. The seller hereby covenants and agrees to pay all charges for heat, light, water and sewer and for all other public utilities which shall be used in or charged against the estate during the full term of this estate.
2. This life estate is non-assignable and is personal to the seller.
3. Seller shall continue to reside on the property, rent-free, for the duration of her life.
4. Seller shall have the exclusive peaceful use and enjoyment of all of the property, house and out buildings, subject to the provisions below.
5. No construction or development shall take place on the property without Seller's written consent, except maintenance of interior and exterior of house, out buildings, and yard/lot maintenance which shall be done at Buyer's exclusive expense.
6. Buyer shall be entitled to perform maintenance and upkeep including routine scheduled and preventive maintenance on home, and outbuildings, and grounds at its exclusive expense. Said maintenance shall be performed in a manner taking into consideration the Seller's right to peaceful enjoyment of the property. All maintenance shall be performed so as to impact/inconvenience Seller in the least means possible and with prior notice to Seller.
7. Buyer shall be responsible for payment of all real estate taxes, insurance and costs of maintenance and upkeep of the property, home and outbuildings.
8. In the event Seller's tenants occupying the outbuilding referred to as the trailer, vacate the trailer, Buyer shall have the right to screen all new tenants/occupants of said building to insure their suitability to reside on the property.
9. Buyer shall be authorized to remove any non-running vehicle from the property at its sole expense. In the event said removal results in a net financial gain said gain will be paid to Seller. No additional storage of vehicles on said property shall be permitted by either party.



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