

When recorded return to:

Mr. John B. Ludwig
44648 Concrete Sauk Valley Road
Concrete, WA 98237



201004150116
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02601-10

Grantor: Broderick E. Stevens and Susan M. Grace
Grantee: John B. Ludwig

Tax Parcel Number(s): P43616

Abbreviated Legal:

Lot 3, Skagit County SP#15-82

CHICAGO TITLE CO.
620009017

Statutory Warranty Deed

THE GRANTORS Broderick E. Stevens and Susan M. Grace, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John B. Ludwig, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, Skagit County SP#15-82

Lot 3 of Skagit County Short Plat No.15-82, as approved June 10, 1982 and recorded June 21, 1982, in Volume 5 of Short Plats, page 197, under Auditor's File No. 8206210007, records of Skagit County, Washington; being a portion of the East 1/2 of the Southeast 1/4 of Section 9, Township 35 North, Range 8 East of the Willamette Meridian. Situated in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated April 14, 2010

Broderick E. Stevens
Broderick E. Stevens

Susan M. Grace
Susan M. Grace

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 15 2010

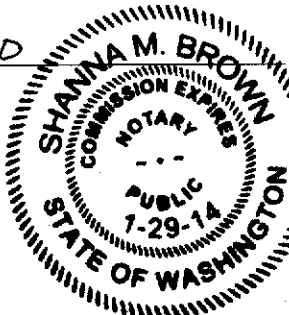
STATE OF Washington
COUNTY OF Skagit SS:

Amount Paid \$ 4428.30
By Shanna Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Broderick E. Stevens and Susan M. Grace

are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 4/14/10



Shanna Brown
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2014

EXHIBIT "A"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 18, 1921
Auditor's No(s): 148571, records of Skagit County, Washington
In favor of: Baker River Power Light and Water Company
For: 2 pipelines for the conveyance of water
2. Notes set forth on face of Short Plat, as follows:
 - A. Zoning – Residential.
 - B. Sewer – Individual septic tanks.
 - C. Water – Individual wells: Water of sufficient quantity and/or quality is not provided at the time of filing the plat. Buyers should investigate the availability of said water.
 - D. Roads – All maintenance and/or construction of private roads is the responsibility of the lot owners and shall be in direct relationship to usage of said roads.
 - E. Basis of bearings – Assumed.
 - F. Short plat number and date of approval shall be included in all deeds and contracts.
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 12, 2007
Auditor's No(s): 200707170054, records of Skagit County, Washington
In favor of: D.B. Johnson Construction Inc.
For: Signage
Affects: Said premises and other property
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 13, 2007
Auditor's No(s): 200707240087, records of Skagit County, Washington
In favor of: Lot Owners
For: Shared driveway and maintenance agreement
As Follows:

Maintenance of the driveway that lies within the easement areas shall be shared by owners of Lots 1, 2 and 3 in a manner determined to be fair by the owners at the time of such maintenance.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 2007
Auditor's No(s): 200708200177, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property
6. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: April 21, 2008
Auditor's No(s): 200804210118, records of Skagit County, Washington



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