

AFTER RECORDING MAIL TO:



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David A. Preis  
14524 SE 274<sup>th</sup> St.  
Kent, WA 98042

## CHICAGO TITLE

620011734

## Special Warranty Deed

The grantor, JOSEPH A. McCAFFREY, an unmarried man, as his separate estate, for and in consideration of \$100,000 in hand paid, grant, bargain, sell, convey and confirm to DAVID A. PREIS and NADIA I. PREIS, husband and wife, the following described real estate:

Lots 1 and 2 of short plat No. 91.070, approved February 11, 1994 in volume 11 of Short Plats, page 60, being a portion of the southwest quarter of the southeast quarter of section 8, township 35 north, range 6 east, W.M. in Skagit County, Washington;

EXCEPT those portions of Lots 1 and 1 lying southerly of the following described line:  
Beginning at the Southeast corner of said Lot 2; thence North 00°26'59" West along the East line of said Lot 2, a distance of 253.37 feet to the true point of beginning; thence South 88°21'53" West a distance of 313.60 feet to the midpoint of the West line of Lot 2; thence continuing South 88°21'53" West a distance of 292.80 feet to the point along the West line of said Lot 1 which is 293.71 feet South of the Northwest corner of said Lot 1, said point being the terminus of this line description;

TOGETHER WITH an easement for ingress, egress and utilities over, under and through the East 30 feet of said Lot 2 lying Southerly of the above described line;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the west 30 feet of the South 30 feet of Lot 3 of said short plat No. 91-070.

Abbr. Desc. Lots 1 and 2, Short Plat 91-070  
Tax Account No. ~~P107551~~ and 350808-4-001-1100  
P107751

### SUBJECT TO THE FOLLOWING:

Exceptions, reservations, rights of entry and other matters contained in deed of rec. No. 435450; Easement of rec. No. 9408080065; covenants, conditions, restrictions recitals, reservations, easements, easement provisions dedications, setback lines, ~~Skagit County~~ statements and other matters

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3014

OCT 01 2010

Amount Paid \$ 1785.00  
Skagit Co. Treasurer  
By *skm* Deputy

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