## AFTER RECORDING MAIL TO:



David A. Preis 14524 SE 274th St. Kent, WA 98042

## CHICAGO TITLE 62-DOI1734 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. **P107881** 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, reservations, easements, easement provisions dedications, setback lines, reservations, easements, easement provisions dedications, setback lines, reservations, restrictions recitals, reservations, easements, easement provisions dedications, setback lines, reservations, restrictions recitals, reservations, easements, easement provisions dedications, setback lines, reservations, restrictions recitals, reservations, easements, easement provisions dedications, setback lines, reservations, restrictions recitals, reservations, easements, easement provisions dedications, restrictions recitals, reservations, easements, easement provisions dedications, restrictions recitals, reservations, r

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Amount Paids 1785.00
Skagit Co. Treasurer
Wam Deputy

contained in documents of rec. Nos. 9402110126, 9406100064 and 9406100065; agreement of rec. No. 9408240021; statements in document of rec. No. 9412140020; document for title elimination rec. No. 1999 1223 0122.

DATED: September <u>28</u>, 2010

OSEPH A. McCAFFREY

STATE OF WASHINGTON )

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Joseph A. McCaffrey is the person who appeared before me, and said person acknowledged that he signed this document and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned.

DATED: September <u>78</u>, 2010

OFFICIAL SEAL STEVEN J. CALLSON

Notary Public - State of Washington My Commission Expires 9-30-13 Notary Public in and for the State of Washington

Residing at TA-COMA

My Commission expires 7-30-2013

201010010056 Skagit County Auditor

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