



201105060032
Skagit County Auditor

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When recorded return to:
Roger D. Underbrink and Jon Lewis Crawford
P.O. Box 869
Concrete, WA 98237

Recorded at the request of:

File Number: 101786

Statutory Warranty Deed

THE GRANTORS Davis J. Family Limited Partnership, a limited partnership, as to Lots 1 and 2; and Judith D. Davis, as her separate estate, as to Lot 3 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roger D. Underbrink and Jon Lewis Crawford, unmarried persons as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 1, 2 and 3, "WHITE FALLS ESTATES"

GUARDIAN NORTHWEST TITLE CO.
101786-1

Tax Parcel Number(s): P70309, P70310, 4039-000-002-0005, 4039-000-003-0004

Lots 1, 2 and 3, "WHITE FALLS ESTATES", as per plat recorded in Volume 8 of Plats, pages 75, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

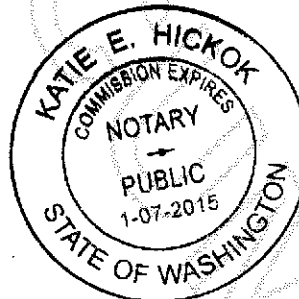
The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and approved: Jon Crawford Roger D. Underbrink

Dated 5/04/2011

Judith D. Davis
Judith D. Davis

Davis J. Family Limited Partnership
Judith D. Davis
By: Judith D. Davis, Authorized Agent



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Judith D. Davis and ~~Davis J. Family Limited Partnership~~, 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: 5/4/11 Katie Hickok

Printed Name: Katie Hickok
SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at Mt Vernon
1332 My appointment expires: 1/07/2015

MAY 06 2011

Amount Paid \$ 272.00
Skagit Co. Treasurer
By: lxm Deputy

State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:
Judith D. Davis the
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this
instrument, on oath stated he/she/they are authorized to execute the instrument and is/are
Authorized Agent of
Davis Family LP to
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

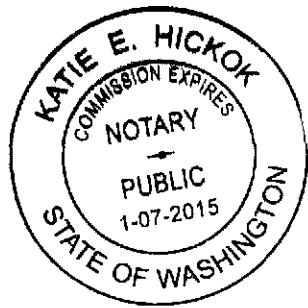
Dated 5-4-11

Katie E. Hickok

Notary Public in and for the State of Washington

Residing at Mt Vernon

My appointment expires: 1-7-15



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Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 101786
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SCHEDULE "B-1"

EXCEPTIONS:

- A. Any question that may arise due to shifting or changing in course of the Hilt Creek.
- B. PROVISIONS AS SET FORTH IN VARIOUS DEEDS CONVEYING OTHER LOTS IN SAID PLAT, WHICH MAY BE A PART OF A GENERAL PLAN, AS FOLLOWS:

"Purchaser further agrees to pay 1/26th of the price of a water system to be formed and further agrees to grant a 3 foot utility easement for said water system at seller's request.

Purchaser further agrees to comply with the White Falls Foundation's regulations concerning the maintenance of maintaining the creek bank for the welfare of salmon spawning."
- C. Right of the State of Washington in and to that portion of said premises, if any, lying in the bed of the Sauk River and Hilt Creek.
- D. 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.)
- E. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

F. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Energy, formerly Puget Sound Power & Light Co.
Recorded:	May 8, 1979
Auditor's No.:	7905080032
Purpose:	Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location:	All roads as shown on said Plat together with the exterior seven feet of the said lot herein lying parallel and adjacent to the said road
Affects:	Lots 1 and 2



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G. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: White Falls Estates
Volume/Page: Volume 8 of Plats, page 75

II. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power &
Light Co.
Recorded: July 10, 1979
Auditor's No.: 7907100023
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines and related facilities.
Location: All roads as shown on said Plat together with the exterior
seven feet of the said lot herein lying parallel and adjacent to
the said road.
Affects: Lot 3



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