



199907260127

Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name First American Title of Skagit County

Address 1301-B Riverside Drive, Mount Vernon, WA 98273

City, State, Zip

Statutory Warranty Deed FIRST AMERICAN TITLE CO. 58859E-1

THE GRANTOR ERNA MUNSKE, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to TOD QUEEN and SHERI QUEEN, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" MADE PART HEREOF BY THIS REFERENCE

THE PROPERTY HEREIN IS SUBJECT TO TIMBER LAND CLASSIFICATION PURSUANT TO AGREEMENT RECORDED APRIL 6, 1987 UNDER AUDITOR'S FILE NO. 8704060033. THE GRANTEE HEREIN AGREES TO CONTINUE SAID CLASSIFICATION AND ASSUME ANY PENALTIES OR INTEREST THEREON, WHICH MAY RESULT FROM WITHDRAWAL FROM SAID CLASSIFICATION.

Subject To: 4 EAST, W.M. described on Exhibit "A" hereto. Those portions of the North 1/2 of Section 11, TOWNSHIP 35 North, Range 4 East, W.M. described on Exhibit "A" hereto. Paragraphs A through I, inclusive, Schedule "B-1" of First American Title Company's Preliminary Commitment for Title Insurance No. 58859.

Subject to a Deed of Trust in favor of P.J. Vertin and Bonnie M. Vertin, husband and wife dated June 29, 1994, recorded July 26, 1994 under AFN 9407260030 in the original amount of \$59,200.00 which shall be the Grantor's obligation to pay in accordance with the terms and conditions of the note and modifications which is secured by said Deed of Trust.

Assessor's Property Tax Parcel Account Number(s): 350411-2-002-0006(R36185)

Dated this 12th day of July, 1999.

30575 SKAGIT COUNTY WASHINGTON Real Estate Excise Tax

JUL 26 1999

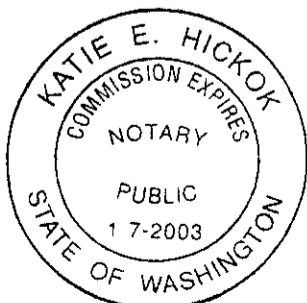
Amount Paid \$1,224.00 Skagit Co. Treasurer By Deputy

Erna Munske by Randall Munske, ERNA MUNSKE, by POA RANDALL MUNSKE, her Attorney in Fact

STATE OF WASHINGTON } ss COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that RANDALL MUNSKE is the person who appeared before me, AS ATTORNEY IN FACT FOR ERNA MUNSKE and said person acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-12-99



Katie E Hickok

Notary Public in and for the State of Washington Residing at MT VERNON My appointment expires: 1-7-2003

EXHIBIT "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 4, of Skagit County Short Plat No. 97-0003, approved May 12, 1998, and recorded May 13, 1998, as Auditor's File No. 9805130062, in Volume 13 of Short Plats, Page 124, records of Skagit County, Washington, being a portion of the North 1/2 of Section 11, Township 35 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Erna Lane, as delineated on the face of the Short Plat.



"RESERVING TO the grantor, the right to expand the burden of the non-exclusive easement(s) to benefit additional land in the North 1/2 of Section 11, over, along, under and across the 60-foot easements for ingress, egress and utilities dedicated in Skagit County Short Plat Nos.: 97-0051, 97-0003 and 99-0011, as Erna Lane and Beaver Pond Way, all in Section 11, Township 35 North, Range 4 East, W.M., Skagit County, Washington, and to impose a duty to maintain, in proportion to use, the said non-exclusive easements, all as more particularly described in that certain Non-exclusive Easement and Maintenance Declaration dated May 1, 1998, and recorded under Auditor's File No. 9805130064, and Non-exclusive Easement and Maintenance Declaration dated February 22, 1999, and recorded under Auditor's File No. 9903180009, records of Skagit County, Washington.



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