

AFTER RECORDING MAIL TO:
Frank E. Taylor, Jr. and Nancy A. Taylor
17099 Zoya Drive
Mount Vernon, WA 98274



200004270065
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00045-00

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

61867-1

Grantor(s): Diane Tucker
Grantee(s): Frank E. Taylor, Jr. and Nancy A. Taylor

Abbreviated Legal: Lot(s) 26 Big Lake Heights Volume 16 Page(s) 118-120

Assessor's Tax Parcel Number(s): 4680-000-026-0000 R109300

THE GRANTOR Diane Tucker, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Frank E. Taylor, Jr. and Nancy A. Taylor, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot(s) 26, Big Lake Heights. as per plat recorded in Volume 16 of plats, Page(s) 118-120, inclusive, records of Skagit County, Washington.

Subject To: Schedule "B-1" attached hereto and made a part thereof.

Dated: April 21, 2000

Diane Tucker
Diane Tucker

34991
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 27 2000

Amount Paid \$ 2463.30
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Diane Tucker is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26th, 2000

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: December 31, 2003



Commitment No. 00061867

Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a
Municipal Corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170042
Purpose: A perpetual right-of-way or easement for
sewer mains
Area Affected: Portion of Big Lake Heights

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a
Municipal Corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170043
Purpose: A perpetual right-of-way or easement for
sewer mains
Area Affected: Portion of Big Lake Heights

C. Agreement regarding Extension Agreement, dated July 31, 1995, recorded under Auditor's File No. 9508140065, between Ralph Schuck and Skagit County Sewer District No. 2.

D. DEDICATION TO PUBLIC AS DISCLOSED ON FACE OF PLAT, AS FOLLOWS:

"... do hereby declare this Plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper road drainage, any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner."

E. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

NOTE: Vehicular access to or from all lots in this subdivision shall be restricted to interior plat roads.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Diane Tucker
Recorded: November 9, 198
Auditor's No: 9811090036

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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Kathy Hill, Skagit County Auditor

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