

AFTER RECORDING MAIL TO:
Gary D. McCormick and Aina McCormick
15211 123rd Avenue Southeast
Snohomish, WA 98290



200006290019
Kathy Hill, Skagit County Auditor
6/29/2000 Page 1 of 3 9:33:29AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00062-00

FIRST AMERICAN TITLE CO.
62286

Statutory Warranty Deed

Grantor(s): Ralph Schuck Construction, Inc.
Grantee(s): Gary D. McCormick and Aina McCormick

Abbreviated Legal: Lot(s) 13, 14, 15 And 16 Big Lake Heights Volume 16 Page(s) 118 Through 120

Assessor's Tax Parcel Number(s): 4680-000-013-0000 R109287, 4680-000-014-0000 R109288, 4680-000-015-0000 R109289, 4680-000-016-0000 R109290

THE GRANTOR Ralph Schuck Construction, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary D. McCormick and Aina McCormick, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot(s) 13, 14, 15 And 16, "Big Lake Heights", as per plat recorded in Volume 16 of plats, Page(s) 118 Through 120, inclusive, records of Skagit County, Washington.
EXCEPT that portion of said Lot 13, described as follows:
Beginning at the Northwest corner of said Lot 13; thence Easterly along the North line of said Lot, 2 feet; thence Southerly to the Southwest corner of said Lot 13; thence Northerly along the West line of said Lot to the point of beginning.

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

Dated: June 2, 2000

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID 35999

Ralph Schuck Construction, Inc.

Ralph Schuck Pres.
By: Ralph Schuck, President

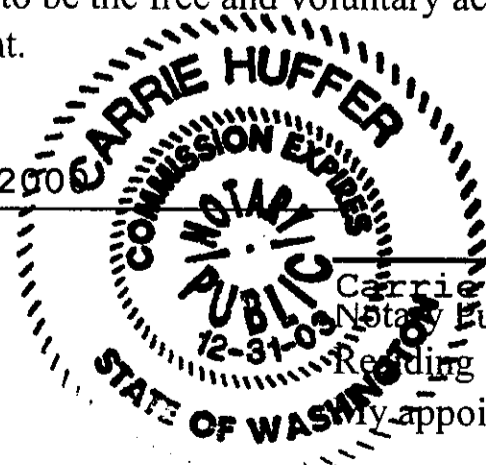
JUN 29 2000

Amount Paid \$ 2937.60
By: [Signature]
Skagit County Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ralph Schuck is the person(s) who appeared before me, and said Ralph Schuck acknowledged that he signed this instrument, on oath is authorized to execute the instrument and acknowledge it as the President of Ralph Schuck Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 27th, 2000



[Signature]
Carrie Huffer
Notary Public in and for the State of Washington

Residing at Burlington
My appointment expires: December 31, 2003

Commitment No. 00062286

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.

R. S. Pres. 6-27-00



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Exceptions continued

Commitment No. 00062286

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

Executed By: Ralph Schuck
Recorded: May 6, 1998
Auditor's No: 9805060095

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.

G. Any question of encroaching shed as delineated on the face of the subject plat, affecting the Southerly portion of Lot 16 only.

R.S. Pres. 6-27-00



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