

AFTER RECORDING MAIL TO:
George S. Collins
402 So. Gardner Road
Burlington, WA 98233



200008310137

Kathy Hill, Skagit County Auditor

8/31/2000 Page 1 of 3 3:46:15PM

Filed for Record at Request of
First American Title Insurance Company
Escrow Number: 2000-1707

FIRST AMERICAN TITLE CO.

62834-2

Statutory Warranty Deed

Grantor(s): Jim J. Talley
Grantee(s): George S. Collins, Jean A. Collins
Abbreviated Legal: Lot 6, Sparr's 3rd Addition, Ptn Tract A, Sparr's 4th Add,
records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4092-000-006-0005 (R72815)

THE GRANTOR Jim J. Talley, as his separate estate
for and in consideration of ~~TEN DOLLARS~~ AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to George S. Collins and Jean A. Collins, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.

Dated this 28th day of August, 2000

By [Signature]
Jim J. Talley

37080
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

By

AUG 31 2000

By _____

By

Amount Paid \$ 2,661.¹⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON }
County of King } SS:

I certify that I know or have satisfactory evidence that JIM J. TALLEY

is _____ the person _____ who appeared before me, and said person _____ acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: August 30th, 2000

[Signature]
Jennie M. Graddon
Notary Public in and for the State of WASHINGTON
Residing at Maple Valley
My appointment expires: 9/09/2003

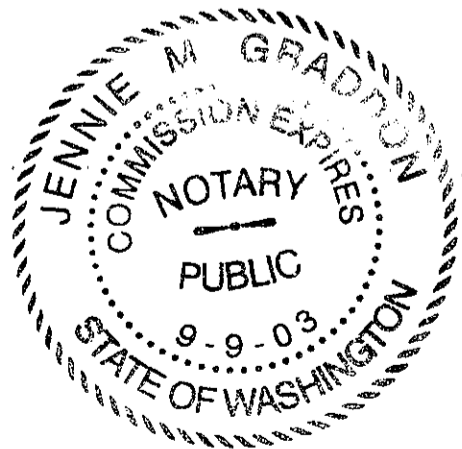


Exhibit A

Tract 6, "Sparr's 3rd Addition, A replat of a portion of Tract 56, Burlington Acreage Property", as per plat recorded in Volume 9 of Plats, Pages 10 through 12 inclusive, records of Skagit County, Washington.

Also, the West 117 feet of Tract A, "Sparr's 4th Addition, a replat of a portion of Tract 56, Burlington Acreage Property", as per plat recorded in Volume 9 of Plats, Pages 45 and 46, records of Skagit County, Washington.



200008310137

Kathy Hill, Skagit County Auditor

8/31/2000 Page 2 of 3 3:46:15PM

Schedule "B-1" Exceptions

A. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

B. BUILDING SETBACK LINES AS DELINEATED ON THE FACE OF THE RESPECTIVE PLATS.

C. RESTRICTIONS CONTAINED IN THE PLAT OF SPARR'S 4TH ADDITION AS FOLLOWS:

"All lots in this plat are restricted to residential use and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 60 feet in width on the building line."



200008310137
Kathy Hill, Skagit County Auditor
8/31/2000 Page 3 of 3 3:46:15PM