

AFTER RECORDING MAIL TO:
Gerald T. Bongard
4163 Beach Drive S.W. #404
Seattle, WA 98116-3590



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Skagit County Auditor
9/29/2000 Page 1 of 2 8:47:59AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: SA-94531-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Judith Ann Phillips
Grantee(s): Gerald T. Bongard, Gail P. Bongard
Abbreviated Legal: Lot 4, RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P68247/3973-000-004-0102

THE GRANTOR JUDITH ANN PHILLIPS, an unmarried individual, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GERALD T. BONGARD and GAIL P. BONGARD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 4, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2", as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington, lying West of the County Road.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

37514
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Dated this 26th day of September, 2000

SEP 29 2000

By Judith Ann Phillips
Judith Ann Phillips

By _____
Amount Paid \$ 6,594.30
Skagit Co. Treasurer
By DC Deputy

By _____

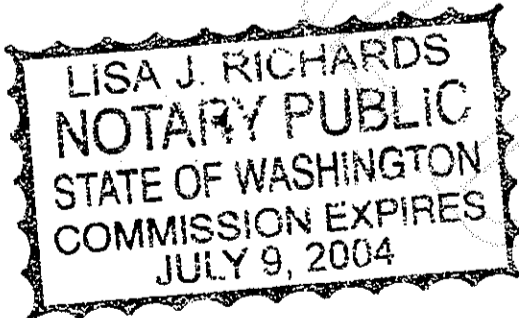
By _____

STATE OF Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Judith Ann Phillips

is the person who appeared before me, and said person 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: September 27, 2000



Lisa J. Richards
Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2004

Exhibit A

SUBJECT TO: Right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the Plat; Restrictions contained in the Dedication of the Plat of Rancho San Juan del Mar, Subdivision No. 2; Terms and provisions of that certain Contract dated July 19, 1962, recorded January 9, 1963, under Auditor's File No. 630694; Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water; Rights and easements for commerce, navigation and fisheries; The Effect, if any, of a survey of said premises recorded March 21, 1990, under Auditor's File No. 9003210008; Terms and conditions of variance for setbacks, recorded May 24, 1989, under Auditor's File Nos. 8905040014 and 8905040015; Easement for road purposes, dated October 15, 1973, recorded October 16, 1973, under Auditor's File No. 792188; Notice of on-site sewage system status, recorded May 3, 1990, under Auditor's File No. 9005030065.

NOTE: Seller is signing this Deed with the understanding that the house is being sold in "as is Condition" and seller will not be responsible for any future problems.

