



200101090063

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name THOMAS ARTHUR SENN, MARY CHARLEEN SENN

Address 22421 Grip Road

City, State, Zip Sedro Woolley, WA 98284

00063740

Filed for Record at Request of First American Title of Skagit County

### Statutory Warranty Deed FIRST AMERICAN TITLE CO.

63740 E

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 THOMAS ARTHUR SENN and MARY CHARLEEN SENN, as Trustees of the Tom and Charleen Senn Family Trust the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 3 located in the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Skagit County Short Plat No. 97-003, approved May 12, 1998 and recorded May 13, 1998 under 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.

ABREVIATED LEGAL: Section 11, Township 35, Range 4; Ptn. NE - NW aka Ptn. Lot 3 Short Plat 97-003

Subject to Paragraphs A thru L of Schedule B-1 of First American Title Company's preliminary commitment no. 01-63740 and year 2001 taxes.

For reservation see attached exhibit A made a part hereof by this reference.

# 38954

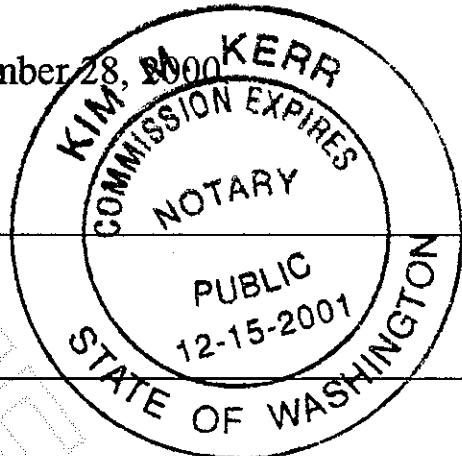
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JAN 09 2001

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

Assessor's Property Tax Parcel Account Number(s): 350411-2-002-0300 R1131141

Dated December 28, 2000



Erna Munske by  
Ref Mph P.O.A. 1/5/01  
ERNA MUNSKE

STATE OF WASHINGTON  
COUNTY OF Skagit } ss

On this 9 day of Jan., 2001, before me personally appeared Randal D. Munske to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Erna E. Munske and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Dated: Jan. 9, 2001

Kim M. Kerr

Notary Public in and for the State of Washington

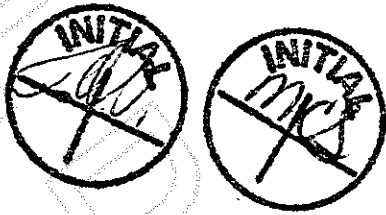
Residing at Mt. Vernon

My appointment expires:

12/15/2001

Exhibit A

RESERVING UNTO 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 easement for ingress, egress and utilities dedicated in Skagit County Short Plat Nos. 97-0051, 97-0003 and 99-0011, as Erna Lane, 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 July 28, 1999, and recorded under Auditor's File Nos. 9903180009 and 199908120030, records of Skagit County, Washington.



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, Skagit County Auditor

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