


AFTER RECORDING MAIL TO:  
Stephen P. Demopoulos  
4260 Ginnett Road  
Anacortes, WA 98221

  
200207260001  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-101833-E

**Statutory Warranty Deed**

LAND TITLE COMPANY OF SKAGIT COUNTY

Grantor(s): Peggy J. McRae  
Grantee(s): Stephen P. Demopoulos  
Abbreviated Legal: Lot 10, Presentin Creek Village  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 3969-000-010-0001/P68119

**THE GRANTOR** Peggy J. McRae, an unmarried woman  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Stephen P. Demopoulos, a married man as his  
separate property  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 10, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", as per plat recorded in  
Volume 9 of Plats, pages 38 and 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated this 19th day of July, 2002

# 3382  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

By Peggy J. McRae  
Peggy J. McRae

By \_\_\_\_\_  
JUL 26 2002

By \_\_\_\_\_

By \_\_\_\_\_ Amount Paid \$ 225<sup>00</sup>  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy

STATE OF WASHINGTON }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Peggy J. McRae  
\_\_\_\_\_ is the person \_\_\_\_\_ who appeared before me, and said  
person \_\_\_\_\_ acknowledged that she signed this instrument and acknowledged it to be she free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 24<sup>th</sup>, 2002

Carrie Huffer  
Carrie Huffer

Notary Public in and for the State of WASHINGTON  
Residing at Burlington  
My appointment expires: 12/31/2003



## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
 Purpose: Transmission line  
 Area Affected: Exact location undisclosed on the record  
 Dated: September 20, 1956  
 Recorded: October 3, 1956  
 Auditor's No.: 542374

B. Provision in the Plat of Presentin Creek Wilderness Div. No. 2, that in lieu of dedication of roads to the public, Tracts G, H, I, J and K will be conveyed to the Presentin Creek Community Club, a non-profit organization whose membership is restricted to persons, firms or corporations owning property within this plat, or in future subdivisions of Presentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

C. A 25 foot building set back line as set forth on the face of the Plat.

## D. DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Freeman G. Macomber, etux  
 Recorded: October 6, 1967  
 Auditor's No.: 705351

E. Any questions that may arise due to shifting or changing in course of Presentin Creek.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PROPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT:

For: Flood control  
 Affects: A 20 foot strip along the East line of subject property

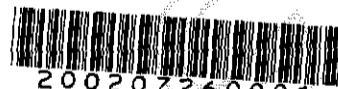
NOTE: The face of the Plat contains the following:

"1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water;

2. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots."

*Bgm*

LTC-SC-2



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