

Return Address:

Mr. and Mrs. Brian K. Smith
22422 87th Ave W
Edmonds, WA 98026



200208300112
Skagit County Auditor

8/30/2002 Page 1 of 3 11:22AM

Island Title Co

SPECIAL WARRANTY DEED

Grantor(s):

Frank Ross Lee, individually, and Frank Ross Lee and Susan K. Gordner, Personal Representatives of the Estate of Roberta Lee

Grantee(s): BRIAN K. SMITH and EMILY SMITH, husband and wife

Legal Description: A portion of the Southwest Quarter of Section 1, Township 35 North, Range 4 West, W.M., Island County, Washington

Assessor's Property Tax Parcel Account Number(s): 3862-000-019-0000

THE GRANTORS, Frank Ross Lee, individually, and Frank Ross Lee and Susan K. Gordner, Personal Representatives of the Estate of Roberta Lee, deceased, for and in consideration of Ten Dollars and other good and sufficient consideration, bargain, sell and convey to BRIAN K. SMITH and EMILY SMITH, husband and wife, the following described real estate commonly known as **17837 West Big Lake Blvd, Mount Vernon, WA 98224**, situate in the County of Skagit, State of Washington and legally described as Lot 19, Big Lake Water Front Tracts, according to the Plat thereof recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

The Grantors for Grantors and for Grantors' successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, and will forever warrant and defend the said described real estate.

Dated: August 13, 2002.

Frank Ross Lee

Frank Ross Lee, Individually, and Frank Ross Lee, as Co-Personal Representative of the Estate of Roberta Lee, deceased

Susan K. Gordner

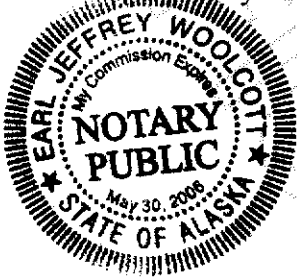
Susan K. Gordner, as Co-Personal Representative of the Estate of Roberta Lee, deceased

Alaska

STATE OF WASHINGTON)
3rd Judicial District) ss.
COUNTY OF KING)

On this day personally appeared before me Susan K. Gordner, as Co-Personal Representative of the Estate of Roberta Lee, deceased, to me known to be the person described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of August, 2002.



Earl Jeffrey Woolcott

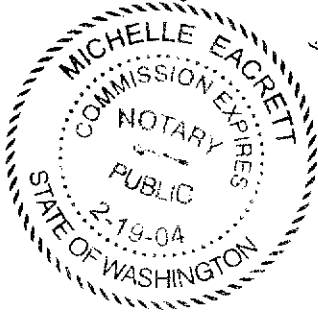
[print notary's name]

Notary Public in and for the State of ~~Washington~~ Alaska
residing at Nellis Fargo Bank Alaska
My commission expires: 5/30/06

STATE OF WASHINGTON)
COUNTY OF KING) ss.)

On this day personally appeared before me Frank R. Lee, aka Frank Ross Lee, as Co-Personal Representative of the Estate of Roberta Lee, deceased, to me known to be the person described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of August, 2002.



Michelle Eacrett
Michelle Eacrett

[print notary's name]

Notary Public in and for the State of Washington
residing at Skagits
My commission expires: 2-19-04
4018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 30 2002

Amount Paid \$ 2,701.65
Skagit Co. Treasurer
By [Signature] Deputy



EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 28, 1979
Auditor's No(s): 7909280027, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a municipal corporation
For: Utilities
Affects: Said premises

Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 895471, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a municipal corporation
For: Sanitary sewers
Affects: Said premises

Record of survey recorded June 8, 2001 under Auditor's File No. 200106060018, a copy of which is hereto attached.

Liability to future assessments, if any, levied by Skagit County Sewer District No. 2.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1979
Auditor's No(s): 895482, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer pipeline
Affects: As constructed

Right to overflow and inundate the bed and shores of Big Lake as granted to DAY LUMBER COMPANY, by DEPARTMENT OF PUBLIC LANDS, Office of Commissioner, by an order dated April 7, 1924, and filed for record April 21, 1924, under Auditor's File No. 173578, records of Skagit County, Washington.

Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: August 16, 1937
Auditor's No(s): 293451, records of Skagit County, Washington
In favor of: All Tracts in Lots 18 and 19 of said Big Lake Water Front Tracts
Affects: East 30 feet of said premises and other property

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question of location, boundary or area related to Big Lake, including, but not limited to, any past or future changes in it.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Big Lake, if navigable.

