

AFTER RECORDING MAIL TO:
Charles Neumann, Jr.
P. O. Box 311
Concrete, WA 98237



200307150183
Skagit County Auditor

7/15/2003 Page 1 of 2 3:48PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00993-03

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

107264PE

Grantor(s): Dave E. McIlraith
Grantee(s): Charles R. Neumann, Jr.
Abbreviated Legal:
Lots 32 & 33, Skagit River Colony
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4011-000-032-0001, 4011-000-033-0000

THE GRANTOR Dave E. McIlraith, an unmarried man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles R. Neumann, Jr., a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lots 32 and 33, "Skagit River Colony", as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**

SUBJECT TO Exhibit "A" hereto attached and made a part hereof.

Dated 6-24-03
Dave E. McIlraith

Dave E. McIlraith
**TOGETHER WITH that certain 1985, Kwood, 44/26 mobile home, VIN#11403 and License Number +54949.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#3476 #3477

JUL 15 2003

State of Washington }
County of Skagit } SS:

Amount Paid 803.25
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Dave E. McIlraith

are the person(s) who appeared before me, and said person(s) acknowledged that
 he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/24/03

Kelli A Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

EXCEPTIONS:

- A. Rights of the public in the public access area as delineated on the Plat.
- B. Rights reserved in the dedication of the Plat of Skagit River Colony, as follows:

"Right to make all necessary slopes for cuts and fills upon the lots in this plat in the original reasonable grading of the roads and ways shown hereon. The county or its successors, shall have the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course after the roads are graded."

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

For: Access Road
Affects: The Southerly 30 feet

- D. Any question that may arise due to shifting or changing in course of the Skagit River.
- E. Easements and restrictions affecting portion of the lots in said Plat which have been delineated on the face of said Plat as: "well sites", "well area", "wells in this area only", "drainfield area" and "access roads."
- F. Rights of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Skagit River.
- G. Right of the State of Washington in and to that portion, if any, lying in the former bed of the Skagit River.
- H. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Ingress and egress
Recorded: October 21, 1985
Auditor's No.: 8510210051
Affects: A 20 foot wide strip of land, the centerline of said strip to be located 70 feet Southerly of and to run parallel with the staking line as said staking line is delineated on the face of said plat.



200307150183

Skagit County Auditor