

AFTER RECORDING MAIL TO:
Mr. and Mrs. Justin A. Stewart
24461 Old Day Creek Road
Sedro Woolley, WA 98284



200310070145
Skagit County Auditor

10/7/2003 Page 1 of 3 11:21AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109266-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Lillian MacKay
Grantee(s): Justin A. Stewart and Nancy C, Stewart
Abbreviated Legal: Lot 1 of SP 92-46 in Gov. Lots 3 & 6 & W 1/2 of NW 1/4, 6-34-5 E W.M.
Assessor's Tax Parcel Number(s): 340506-0-008-0100, P105576

THE GRANTOR LILLIAN MACKAY, formerly LILLIAN R. CHADWICK-BROWN, a married woman as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION including Grantor's initial leg of a Section 1031 tax deferred exchange in hand paid, conveys and warrants to Justin A. Stewart and Nancy C, Stewart, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Skagit County Short Plat No. 92-46, approved April 8, 1993, and recorded April 9, 1993, under Auditor's File No. 9304090044, in Book 10 of Short Plats, page 185, records of Skagit County, Washington, being a portion of Government Lots 3 and 6 and of the West 42 feet of the West 1/2 of the Northeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

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

This Conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of Tax Deferred Exchange Services, Inc., a Washington corporation, who is acting as Qualified Intermediary in this transaction.

Dated September 25, 2003

Lillian MacKay

5194
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

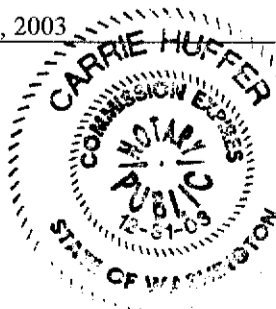
OCT 07 2003

Amount Paid \$ 1300.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lillian MacKay
the person(s) who appeared before me, and said person(s) 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 30, 2003



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

EXCEPTIONS:

- A. Reservation in deed from Clear Lake Water Company, a corporation, of rights of way for pipelines and maintenance of water systems, contained in deeds dated December 23, 1922, and May 13, 1925, filed December 26, 1922 and August 20, 1925, under Auditor's File Nos. 161037 and 186684, and recorded in Volumes 128 and 137 of Deeds, pages 252 and 434, respectively, reference being hereby made to the record for full particulars.
- B. An easement for pipelines granted to Clear Lake Water Company, a corporation, by an instrument dated March 20, 1940, filed November 27, 1940, by an instrument dated March 20, 1940, filed November 27, 1940, under Auditor's File No. 324653 and recorded in Volume 180 of Deeds, page 39, reference being hereby made to the record for full particulars.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Purpose: A water line, lines or related facilities
 Area Affected: The Easterly 60 feet
 Dated: August 23, 1994
 Recorded: August 25, 1994
 Auditor's No.: 9408250048

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: An underground electric transmission and/or distribution system
 Area Affected: All street, ingress/egress easements and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, the clause shall become null and void.)
 Dated: August 23, 1994
 Recorded: August 31, 1994
 Auditor's No.: 9408310103

E. DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS IN SAID PLAT, AS HERETO ATTACHED:

Declaration Dated: Keith Brown
 Recorded: May 15, 1996
 Auditor's No.: 9605150086

RELEASE OF EASEMENT AND RIGHTS TO WELL:

Recorded: September 9, 1999
 Auditor's No.: 199909090099



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EXCEPTIONS CONTINUED:

F. Notes as shown on Short Plat, as follows:

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- 2.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 3.) Zoning - Rural Intermediate;
- 4.) Sewage Disposal - Individual on-site waste disposal;
- 5.) Water - Skagit P.U.D. No. 1 Domestic Water service to the lots within this Short Plat quality for the conditions set forth in P.U.D. No. 1 Resolution No. 1566-92 whereby water services for the four lots can be set near the Southeast portion of Lot 1. Separate water meters serving each parcel can be placed by District crews upon payment of the prevailing fees. The District's responsibility will terminate at the water meter. In the event any agency allows further subdivision or development that will trigger the District's requirement for a waterline installation to serve the property that was granted the water. The associated costs will be borne by the property owner who initiated further development.

G. EASEMENT SHOWN FACE OF SHORT PLAT:

For: Ingress, egress and utilities
Affects: As shown on Short Plat



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