

AFTER RECORDING MAIL TO:

48-675 Paisano Road
Palm Desert, CA 98226-0000



200405170325
Skagit County Auditor

5/17/2004 Page 1 of 4 3:50PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00144-04

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

112019-S

Grantor(s): Ron Underwood and Monica Underwood
Grantee(s): Richard H Fromme and Marilyn A Fromme, trustees of The R & M Revocable Trust
Abbreviated Legal:
Ptn Tr 61, Big Lake Wt Trs. Aka Lot B, SP 99-0038

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3862-000-061-0007 P62055

THE GRANTOR Ron Underwood and Monica Underwood, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an I.R.C. Section 1031 tax-deferred exchange in hand paid, conveys and warrants to Richard H Fromme and Marilyn A Fromme, trustees of The R & M Revocable Trust, as Trustee the following described real estate, situated in the County of Skagit, State of Washington

Ptn Tr 61, Big Lake Wt Trs. Aka Lot B, SP 99-0038

Full legal description hereto attached and by reference made a part.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2401

MAY 17 2004

subject to attached schedule B-1

Amount Paid \$ 3026.⁰⁰
Skagit Co. Treasurer
By *BS* Deputy

Dated May 6, 2004

[Signature]
Ron Underwood

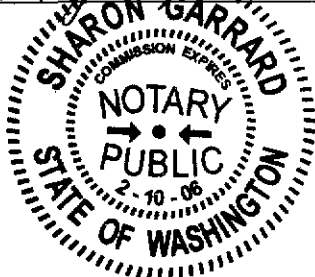
[Signature]
Monica Underwood

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ron Underwood and Monica Underwood

is/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: May 13, 2004



[Signature]
Sharon Garrard
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2/10/2006

DESCRIPTION:

Lot "B" of UNDERWOOD REPLAT Short Plat No. 99-0038, recorded April 20, 2000, under Auditor's File No. 200004200020, records of Skagit County, Washington, and being a portion of Tract 61, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200405170325
Skagit County Auditor

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District #2
 Purpose: Sanitary sewers
 Area Affected: A portion of said premises
 Recorded: January 29, 1979
 Auditor's No.: 895613

B. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, filed for record in record for full particulars.

Dated: April 7, 1924
 Auditor's No.: 173578

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

D. Rights and easements for commerce, navigation and fisheries.

E. TERMS AND CONDITIONS FOR SETBACK VARIANCE:

Recorded: March 14, 2000
 Auditor's No.: 200003140047

F. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

1. Plat Number and date of approval shall be included in all deeds and contracts.
2. Zoning – Residential;
Comprehensive plan designation – Urban Growth Area
3. Sewage: Sewer District #2;
4. No building permits shall be issued for any residential structures which are not, at this time of application, determined to be within an official designated boundary of Skagit County Fire District.
5. Change in location of access, may necessitate change of address, Contact Skagit County Permit Center.
6. Water: P.U.D. #1;
7. All development located within 200 horizontal feet of the ordinary high water make of Big Lake shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
8. The portions of existing sheds on Lot A are on Lot #60 of First Addition to Big Lake Waterfront Tracts No. 3863.



200405170325
 Skagit County Auditor

EXCEPTIONS CONTINUED:

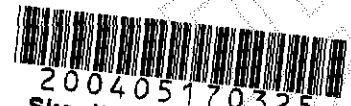
F. (Continued):

9. The existing dock is preexisting nonforming and doesn't meet the setback requirements of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

10. Lot B is subject to easements for existing utilities serving the residence on Lot A in their existing locations, both underground and overhead.

UTILITY & ACCESS EASEMENT:

None exclusive easement for utility and access as illustrated on Lot #B is hereby granted to Lot #A for the construction, inspection and maintenance of utilities and access. Lot #A shall not be responsible for restoration of structures, fences, landscaping, or other improvements that may hinder and privillege granted to Lot #A.



200405170325
Skagit County Auditor

5/17/2004 Page

4 of

4 3:50PM