



200407290106

Skagit County Auditor

7/29/2004 Page

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3 1:39PM

AFTER RECORDING MAIL TO:

Name JAMES R SANDERS

Address 17633 105TH AVENUE SOUTHEAST

City, State, Zip SNOHOMISH, WA 98290

FIRST AMERICAN TITLE CO.

8/2/04

Statutory Warranty Deed

THE GRANTOR DANITA M GILBERT AND ARTHUR J GILBERT AS GUARDIANS OF PATSY GILBERT UNDER SKAGIT COUNTY CASE # 04 4 00058 1 for and in consideration of One Hundred Seventy-Five Thousand And 00/100 in hand paid, conveys and warrants to JAMES R SANDERS, AN UNMARRIED INDIVIDUAL the following described real estate, situated in the County of SKAGIT, State of Washington:

THE ATTACHED LEGAL DESCRIPTION IS INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO THE ATTACHED SPECIAL EXCEPTIONS.

Abbr. legal: Ptn Tract 47+48, "Part of Patsy's Big Lake Tracts"

3939

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

JUL 29 2004

Amount Paid \$ 3115.00
Skagit Co. Treasurer
By Deputy

Assessor's Property Tax Parcel Account Number(s):
3882-000-048-0001, 340436-C-085-1703

Dated this 26th day of July, 2004.

PATSY GILBERT

Danita M Gilbert

DANITA M GILBERT, GUARDIAN

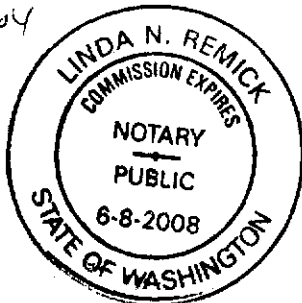
Arthur J Gilbert

ARTHUR J GILBERT, GUARDIAN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that DANITA M GILBERT AND ARTHUR J GILBERT are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the GUARDIANS of PATSY GILBERT to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7-27-04



Linda N. Remick

Notary Public in and for the State of Washington
Residing at *Stanwood*
My appointment expires: *6-8-08*

The south 1/2 of Tract 47 and Tract 48, EXCEPT Southerly 10 feet thereof, "PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, page 49, in Skagit County, State of Washington.

Including abutting shorelands, tax parcel number 340436-0-085-1703 (P29982).

A handwritten signature in black ink, appearing to be the initials 'GRS'.

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EXCEPTIONS:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

C. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

D. Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent upon the location of the line of ordinary high water of Big Lake.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 23, 2004
Auditor's No.: 200407230094



Said matters include but are not limited to the following:

1. Encroaching planter along the Northerly line.
2. Encroaching garden, deck and house along the Southerly line.



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