

AFTER RECORDING MAIL TO:
Donald G. Prohaska
23144 Buchanan St
Mount Vernon, WA 98213



200505100111
Skagit County Auditor

5/10/2005 Page 1 of 2 1:54PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84293

Statutory Warranty Deed

Grantor(s): Geoffrey DeVries and Suzanne L. DeVries
Grantee(s): Donald G. Prohaska
Assessor's Tax Parcel Number(s): P62201, 3864-004-005-0006

THE GRANTOR Geoffrey DeVries and Suzanne L. DeVries, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald G. Prohaska, a single man the following described real estate, situated in the County of Skagit, State of Washington.

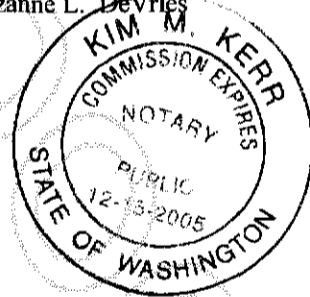
Lot 5, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Subject to Paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 84293 attached hereto and made a part hereof by this reference.

Dated: May 9, 2005

[Signature]
Geoffrey DeVries

[Signature]
Suzanne L. DeVries



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Geoffrey DeVries and Suzanne L. DeVries, the persons 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.

Date: May 10, 2005

[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/05

2292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2005

Amount Paid \$ 7921.-
Skagit Co. Treasurer
By [Signature] Deputy

Order No: 84293

Schedule "B-1"

EXCEPTIONS:

A. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 14, 2000
Recorded: June 15, 2000
Auditor's No.: 200006150112
Affects: Subject property

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200006140193.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 29, 2002
Recorded: June 13, 2002
Auditor's No.: 200206130078
Executed By: Clear Lake, LLC

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200205290097.

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 21, 2002
Auditor's No.: 200206210082
Purpose: Ingress and egress
Area Affected: Subject property

D. TERMS AND CONDITIONS OF BENEFICIAL EASEMENT FOR CONSTRUCTION, PLACEMENT, REPAIR AND MAINTENANCE OF A SEPTIC DRAINFIELD AND DRAINAGE LINES:

Dated: May 12, 2003
Recorded: May 20, 2003
Auditor's No.: 200305200005

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Stanton Ind., Inc.
And: Clear Lake LLC
Dated: June 2, 2003
Recorded: June 2, 2003
Auditor's No.: 200306020277
Regarding: Operation and maintenance of sewage treatment system



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