

AFTER RECORDING MAIL TO:

Geoffrey and Suzanne DeVries
P.O. Box 2189
Mount Vernon, WA 98273



200505310168
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84248

FIRST AMERICAN TITLE CO.

84248-1

Statutory Warranty Deed

Grantor(s): Brian E. Lipscomb

Grantee(s): SUZANNE LYNN DEVRIES and GEOFFREY MICHAEL DEVRIES

Assessor's Tax Parcel Number(s): 3864-007-012-0007, P62207, 3864-004-013-0006, P62208

THE GRANTOR Brian E. Lipscomb, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Suzanne Lynn DeVries and Geoffrey Michael DeVries, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 12, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, as granted in Declaration of Easement recorded June 14, 2000, under Auditor's File No. 200006140193, and as granted in easement recorded June 21, 2002 under Auditor's File No. 200206210082, records of Skagit County, Washington;

ALSO TOGETHER WITH a non-exclusive easement for construction, installation, repair and maintenance of a septic drainfield as granted in easement recorded May 30, 2004 under Auditor's File No. 200305300244.

ALSO TOGETHER WITH the North ½ of that certain 40 foot unopened County right-of-way as vacated by Order Vacating County Right-of-way recorded November 15, 2001, under Auditor's File No. 200111150009, adjacent thereto, which would attach to said premises by operation of law.

Parcel "B":

Lot 13, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, as granted in Declaration of Easement recorded June 14, 2000, under Auditor's File No. 200006140193, records of Skagit County, Washington;

ALSO TOGETHER WITH a non-exclusive easement for construction, installation, repair and maintenance of a septic drainfield as granted in easement recorded May 30, 2004 under Auditor's File No. 200305300244.

ALSO TOGETHER WITH the North ½ of that certain 40 foot unopened County right-of-way, as vacated by Order Vacating County Right-of-way recorded November 15, 2001, under Auditor's File No. 200111150009, adjacent thereto, which would attach to said premises by operation of law.

Subject to Paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 84248 and attached hereto by this reference.

Dated: May 23, 2005

Brian E. Lipscomb

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Brian E. Lipscomb, 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: 5/27/05



K. Krostag
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10/01/2008

2711
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2005

Amount Paid \$ 6230⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy



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Skagit County Auditor

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.
Said instrument was amended by document recorded under Auditor's File No. 200108150113.

B. 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 30, 2003
Auditor's No.: 200305300244

C. 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, Washington limited liability company
Affects: Beneficial easement

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



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