

AFTER RECORDING MAIL TO:
Mr. and Mrs. Corby Chadwick
17098 Blodgett Road
Mount Vernon, WA 98274



200506140095

Skagit County Auditor

6/14/2005 Page

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2 12:49PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84717

Statutory Warranty Deed

Grantor(s): Michael C. Newman and Tina S. Newman
Grantee(s): Corby Chadwick and Kimberly Chadwick
Assessor's Tax Parcel Number(s): 340432-1-008-0305, P29464

FIRST AMERICAN TITLE CO.

B84717-1

THE GRANTOR Michael C. Newman and Tina S. Newman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Corby Chadwick and Kimberly Chadwick~~, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

* Corby J. Chadwick and Kimberly K. Chadwick

Lot C, Short Plat No. 16-87, being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Northwest 1/4 of the Northeast 1/4, 713.4 feet South of the North quarter section corner; thence North along the West line of said Northwest 1/4 of the Northeast 1/4, 320 feet; thence East to the West line of Blodgett Road; thence Southerly along the West line of Blodgett Road to a point due East of the point of beginning; thence to the point of beginning.

Subject to easements, restrictions, or other exceptions hereto attached as Exhibit A

Dated: June 1, 2005

Michael C. Newman

Tina S. Newman

3033
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 14 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

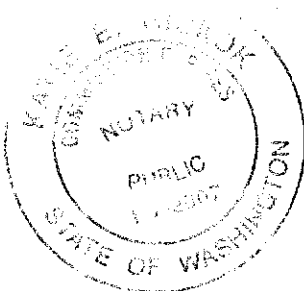
Amount Paid \$ 4,805.11
Skagit Co. Treasurer
By PC Deputy

I certify that I know or have satisfactory evidence that Michael C. Newman and Tina S. Newman, 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: 6-8-05

Notary Public in and for the State of
Residing at Mount Vernon
My appointment expires: 1-2-07

Washington



Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 16-87
Recorded: July 1, 1987
Auditor's No: 8707010014

Said matters include but are not limited to the following:

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. Sewage Disposal – Individual Septic System
4. Water – P.U.D. No. 1
5. Buyer should be aware that the Westerly portion of Lots "A", "B" and "C" in this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction located within this flood plain.
6. A 30 foot common access easement.
7. Locations of existing structures.
8. Access locations.

B. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife
Recorded: November 12, 1987
Auditor's No: 8711120055
As Follows:

Grantor reserves the right to non-exclusive use of the well on Parcel "A" for irrigation purposes.

Grantor covenants that no mobile or manufactured housing shall be placed on Lots A, B, C or D of the above referenced Short Plat.

An easement is reserved for the benefit of Lot B, for an existing drain field if it encroaches on Lot A. If said drain field interferes with the designed County approved septic systems for Lot A, Grantor will modify or relocate said drain field so it does not.

