

AFTER RECORDING MAIL TO:

Sound Property Solutions, Inc.
727 114th Street SW, #201
Everett, Wa. 98204



200510250131
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86318

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B86318-1

Grantor(s): Gerald L. Twiss and Phyllis A. Twiss
Grantee(s): Sound Property Solutions, Inc
Assessor's Tax Parcel Number(s): 350402-3-005-0002, P35650

THE GRANTOR Gerald L. Twiss and Phyllis A. Twiss, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sound Property Solutions, Inc, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Skagit County Short Plat No. 91-18, approved May 14, 1991 and recorded May 20, 1991 as Auditor's File No. 9105200008 in Book 9 of Short Plats, page 360, records of Skagit County, Washington. Said Short Plat encompasses the Southeast 1/4 of the Southwest 1/4 and a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 2, Township 35 North, Range 4 East, W.M..

SUBJECT TO: Easements, Conditions Restrictions of record and as set*
Dated 10/06/05 *Forth in Exhibit "A" attached hereto.

Gerald L. Twiss
Gerald L. Twiss

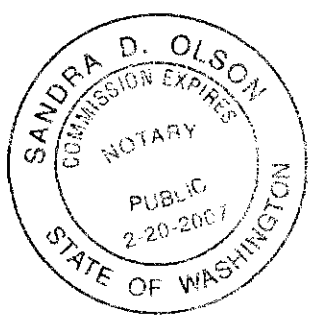
Phyllis A. Twiss
Phyllis A. Twiss

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald L. Twiss and Phyllis A. Twiss, 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: 10-24-05

Sandra D. Olson



Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2-20-07

5974
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2005

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By [Signature] Deputy

Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pope and Talbot, Inc.
Dated: March 3, 1948
Recorded: April 2, 1948
Auditor's No.: 416396
Purpose: Road purposes
Area Affected: North 30 feet of Lot 1

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

Short Plat No.: 91-18
Recorded: May 20, 1991
Auditor's No.: 9105200008

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. Sewage Disposal – Individual septic systems.
3. Water – Individual wells. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
4. In the future event of road widening work on Mosier Road, property owners will be responsible for relocating fences at no expense to Skagit County.
5. Fenceline locations – Any question that may arise regarding the mislocated fenceline along a portion of the east line of the subject property as delineated on the face of the short plat.



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