

AFTER RECORDING MAIL TO:

The Gerald J. Taborsky, Jr. and Margaret E. Taborsky Living Trust dated February 18, 2004
19624 4th Pl NW
Shoreline, WA 98177



200611080092
Skagit County Auditor

11/8/2006 Page 1 of 2 11:29AM

Filed for Record at Request of
The Escrow Group, LLC
Escrow Number: NG-10354-LBK
CHICAGO TITLE CO.

Statutory Warranty Deed

1C40560 ✓

Grantor(s): John Roby Stephens
Grantee(s): The Gerald J. Taborsky, Jr. and Margaret E. Taborsky Living Trust dated February 18, 2004
Abbrev. Legal: TRACT 3, PLAT OF SKAGITWILDE
Assessor's Tax Parcel Number(s): 4013-000-003-0004

THE GRANTOR John Roby Stephens, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gerald J. Taborsky, Jr. and Margaret E. Taborsky, as Trustees of the Gerald J. Taborsky, Jr. and Margaret E. Taborsky Living Trust dated February 18, 2004 the following described real estate, situated in the County of Skagit, State of Washington

MIT

TRACT 3, PLAT OF SKAGITWILDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 17 AND 18, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Subject to: Special Exceptions-Future property taxes and Exhibit "A" attached hereto and made a part thereof.

Dated 11/02/2006

John Roby Stephens
John Roby Stephens

5796
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

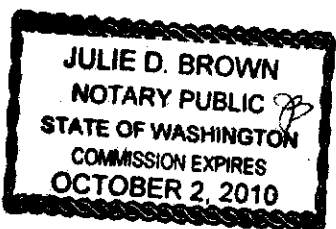
NOV 08 2006

Amount Paid \$ 6057.00
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that John Roby Stephens is/are the person(s) 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.

Dated: November 6, 2006 *Julie Brown*



Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 10/2/10

Exhibit A – Special Exceptions

Dedication on the face of said plat, as follows:

Tracts A and B are dedicated to the common use of the owners of Lots 1 through 23, such use to be enjoyed under restrictions to be made of record. The full and unrestricted common use of the private access roads in Tracts A and B shall be appurtenant to each of said Lots 1 through 23.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: May 29, 1961

Auditor's No(s): 608190, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 1, 1996 and June 11, 2002

Auditor's No(s): 9604010127 and 200206110025, records of Skagit County, Washington

Bylaws of Skagitwilde Corporation:

Recorded: April 1, 1996

Auditor's No.: 9604010128, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 1, 1996

Auditor's No(s): 9604010128, records of Skagit County, Washington

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change in the course of The Skagit River or due to said river having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of The Skagit River, if navigable.

Easement delineated on the face of said plat;

For: Undisclosed

Affects: The Northwesterly portion of said premises



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