

AFTER RECORDING MAIL TO:

Faud Helo and Jennifer Carlson
17310 35th Ave SE
Bothell, WA 98012



200706250134
Skagit County Auditor

6/25/2007 Page 1 of 2 11:36AM

STATUTORY WARRANTY DEED

Escrow No. 0706042
Title Order No. 91985

FIRST AMERICAN TITLE CO.
91985 -1

THE GRANTOR(S) Jackie D. MacCormac a single woman

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Faud Helo and Jennifer Carlson husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19 Plat of Sauk River Estates, according to the plat thereof recorded in Volume 8 of Plats pages 13 and 14 records of Skagit County, Washington.

Tax Parcel Number(s): 3994-000-019-0001

Subject to Schedule B-1 attached and incorporated herein by this reference.

Dated: June 21, 2007

Jackie D. MacCormac
Jackie D. MacCormac

2953
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 25 2007

STATE OF Washington

) ss.

COUNTY OF Skagit

Amount Paid \$ 485.60
Skagit Co. Treasurer
By *Lj* Deputy

I certify that I know or have satisfactory evidence that Jackie D. MacCormac is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 21st day of June, 2007

Lois I. Bravo

LOIS I. BRAVO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 23, 2010

Notary Public in and for the State of Washington
residing at *Everett*
My Commission Expires: *5/28/10*

Schedule "B-1"

A. Any questions which may arise due to shifting or changing in course of the Sauk River.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sauk River Estates
Recorded: February 27, 1961
Auditor's No: 604613

Said matters include but are not limited to the following:

1. The dedication of said plat provides that "Tracts A through G, inclusive, are dedicated to the use of present and future property owners of Lots 1 through 83, inclusive, and are not dedicated as public rights-of-ways. The present and future property owners of Lots 1 through 83, inclusive, are to have an undivided 1/83 interest in and to said Tracts A through G, inclusive.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: May 15, 1979
Recorded: May 15, 1979
Auditor's No. 7905150012
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: All roads as shown on said plat together with the exterior 7 feet of the above described lot(s) lying parallel and adjacent to the said road



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6/25/2007 Page

2 of

2 11:36AM