



200706270158
Skagit County Auditor

6/27/2007 Page 1 of 2 11:59AM

When recorded return to:

Richard W. Dimmick
49579 Concrete Sauk Valley Road
Concrete, WA 98237

Recorded at the request of:
First American Title
File Number: B91802

Statutory Warranty Deed

THE GRANTORS Karl H. Lutz and Mechthild E. Lutz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard W. Dimmick, an unmarried man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, "SKAGIT RIVER COLONY"

FIRST AMERICAN TITLE CO.
B91802E-1

Tax Parcel Number(s): P69452, 4011-000-001-0107

Lot 1, "SKAGIT RIVER COLONY", as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions, and easements per attached Schedule B-1 and by this reference made a part hereof.

TOGETHER WITH 1993 OAKPK Mobile Home, Series/Body Type 35/12PM, Plate %093530, VIN 1EH4G3526P0801815, Color: White.

Dated 6-26-07

Karl H. Lutz
Karl H. Lutz

Mechthild E. Lutz
Mechthild E. Lutz

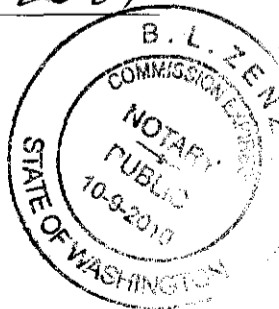
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2994
JUN 27 2007

Amount Paid \$ 1607.00
Skagit Co. Treasurer
By M.L.M. Deputy

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Karl H. Lutz and Mechthild E. Lutz, 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: 6-26-07



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Skagit River Colony
Recorded: March 31, 1964
Auditor's No.: 648520

Said matters include but are not limited to the following:

1. Rights of the public in the public access area as delineated on the Plat.
 2. Right to make all necessary slopes for cuts and fills upon the lots in this plat in the original reasonable grading of the roads and ways shown hereon. The County or its successors, shall have the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course after the roads are graded."
 3. Easements and restrictions affecting portion of the lots in said Plat which have been delineated on the face of said Plat as: "well sites," "well area," "wells in this area only," "drainfield area" and "access roads."
 4. Easement for access road affecting the Southerly 30 feet of Lots 13 - 53.
- B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

C. 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.)



200706270158
Skagit County Auditor