



200712270054
Skagit County Auditor

12/27/2007 Page 1 of 5 11:26AM

WHEN RECORDED RETURN TO
FEVZI KORTAN AND MERIDEE KORTAN
7305 SKAGIT VIEW DRIVE
CONCRETE, WASHINGTON 98237

CHICAGO TITLE COMPANY
IC44397

POOR ORIGINAL



CHICAGO TITLE INSURANCE COMPANY

1241884

STATUTORY WARRANTY DEED

THE GRANTOR(S)

LEONILA B. QUINZON RIPP, AN UNMARRIED PERSON AS HER SOLE AND SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

FEVZI KORTAN AND MERIDEE KORTAN, HUSBAND AND WIFE

F.

G.

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

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

5776
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 27 2007

Amount Paid \$ 4277.00
By *SKM* Skagit Co. Treasurer Deputy

Abbreviated Legal: LOT 5, PLAT OF WILDERNESS VILLAGE DIV. 1

Tax Account Number(s): 4208-000-005-0007

Dated: DECEMBER 19, 2007

Leonila B. Quizon Ripp
LEONILA B. QUINZON RIPP

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF SKAGIT

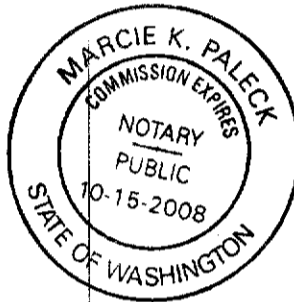
SS

ON THIS 24th DAY OF DECEMBER, 2007 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED LEONILA B. QUINZON RIPP
KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE
WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME
AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES
HEREIN MENTIONED.



NOTARY SIGNATURE

PRINTED NAME: MARCIE K. PALECK
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mount Vernon
MY COMMISSION EXPIRES ON October 15, 2008



NOTARY/RDA/092100



200712270054
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Order No.: IC44397

EXHIBIT "A"

Lot 5, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof, recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

EXLEGALE/RDA/0899



200712270054
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EXHIBIT B

Escrow No.: 1241884

Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: March 14, 2006
Auditor's No.: 200603140115, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit
County, Washington
Establishing: Local Utility District No. 27
Roll No.: 96
Account No.: P78188
Amount: \$7,946.06, plus interest, if any

Dues, charges and assessments, if any, levied by Wilderness Village Community Association.

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.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: September 7, 2004
Auditor's No(s): 200409070165, records of Skagit County, Washington
Executed By: Wilderness Village Community Association

AMENDED by instrument(s):
Recorded: May 5, 2005 and July 23, 2007
Auditor's No(s): 200505050063 and 200707230123, 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: September 7, 2004
Auditor's No(s): 200409070165, records of Skagit County, Washington
Imposed By: Wilderness Village Community Association



200712270054
Skagit County Auditor

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EXHIBIT B

Escrow No.: 1241884

Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: November 5, 1935

Auditor's No.: 273805, records of Skagit County, Washington

In favor of: The Sound Timber Company, an Iowa corporation

For: 30 foot road right-of-way

Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 30, 1973

Auditor's No(s): 793933, records of Skagit County, Washington

In favor of:

For: Electric transmission and/or distribution line, together with necessary appurtenances

Note on the face of said plat, as follows:

Tracts A, B and C are intended for the uses of all present and future property owners in this plat and all other divisions of Wilderness Village.

Covenants, conditions, restrictions, and easements 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: July 20, 1973

Auditor's No(s): 788214, records of Skagit County, Washington

Executed By: Valleys West, a Limited Partnership, et al

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

Recorded: July 20, 1973

Auditor's No(s): 788214, records of Skagit County, Washington

Imposed By: Valleys West, a Limited Partnership, et al

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.

EXHIBIT/RDA/0999



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