

After recording return to:
Renee Aiumu
Angela Aiumu
18580 Blackberry Lane
Mount Vernon, WA 98274



200802290197
Skagit County Auditor

2/29/2008 Page 1 of 5 3:40PM

LAND TITLE OF SKAGIT COUNTY

Reference: 20339807- -201- -TB2

STATUTORY WARRANTY DEED

THE GRANTOR(S) Taylor R. Smith and Crystal D. Smith, husband and wife,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to Renee Aiumu and Angela Aiumu, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
See Exhibit A attached hereto and made a part hereof.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.
Abbreviated Legal: (Required if full legal not inserted above.) Ptn Gov. Lot 2, 1-33-4E W.M. & Ptn Lots 72 & 73, 1st Add. to Big Lake (Aka Lot 2, SP #94-003)

Tax Parcel Number(s): P103414, 330401-4-002-0400,

Dated: February 15, 2008

SELLERS:

Taylor R. Smith
Taylor R. Smith

Crystal D. Smith 649
Crystal D. Smith
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington

County of Skagit

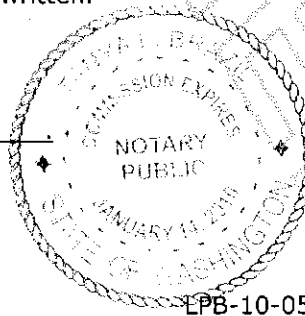
SS:

On this 15th day of Feb., 2008, before me personally appeared Taylor R. Smith and Crystal D. Smith to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Shirley K. Basil

Notary Public in and for the State of WA
Residing at Alpena
My Appointment Expires: 01/14/10



FEB 29 2008

4542.64

Statutory Warranty Deed

EPB-10-05 (1/06)

TRANSNATION TITLE INSURANCE COMPANY

Exhibit A

LOT 2, SHORT PLAT NO. 94-003, APPROVED APRIL 26, 1995, RECORDED MAY 4, 1995, IN BOOK 11 OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 9505040047 AND BEING A PORTION OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. AND LOTS 72 AND 73, "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

A. RESERVATIONS CONTAINED IN DEED:

Executed By: Bingham Investment Co., a Washington corporation
Recorded: May 21, 1954
Auditor's No.: 501861
As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

B. RESERVATIONS CONTAINED IN DEED:

Executed By: Associated Lumber Mills, Inc.
Recorded: June 8, 1955
Auditor's No.: 520153
As Follows:

Excepting and reserving unto the first party, its successors and assigns, forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Road purposes
In Favor Of: Lyle E. Ochs and Lucille H. Ochs, husband and wife and Sheridan A. Martin and Veronica A. Martin, husband and wife
Recorded: May 13, 1982
Auditor's No.: 8205130073
Affects: Portion of said premises

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Keith S. Johnson and Alison R. Johnson, husband and wife; and Langus Homes, Inc., a Washington Corporation
Purpose: As described therein
Area Affected: A non-exclusive easement 60.00 feet in width for ingress, egress and utilities
Dated: November 17, 1993
Recorded: December 21, 1993
Auditor's No.: 9312210113

- Continued -



200802290197

Skagit County Auditor

Exhibit A

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected:

Easement No. 1: All streets, road rights-of-way, ingress, egress and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way and ingress, egress and utility easements.

Easement No. 3: A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the South line of the above described property that is 321.84 feet West of the Southeast corner thereof; thence North 31°43'13" West 305 feet to the point of beginning; thence North 75° East approximately 215 feet to the West line of the above described property and the terminus.

Dated: October 5, 1994
Recorded: November 3, 1994
Auditor's No.: 9411030049

F. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 21, 1995
Recorded: April 21, 1995
Auditor's No.: 9504210125
Between: Langus Homes, Inc.
And: John D. Maddux, et al

G. DECLARATION OF HOMEOWNER'S ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 21, 1995
Recorded: April 21, 1995
Auditor's No.: 9504210126
Declarant: Langus Homes, Inc.

H. Notes contained on the face of Short Plat No. 94-003, as follows:

1. All maintenance and construction of private road shown as Tract "A" will be the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage;
2. No building permits shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District (SCC14.04.190(14));

- Continued -



200802290197
Skagit County Auditor

Exhibit A

H. continued:

3. Alternate on-site sewage systems may have special design, construction and maintenance requirements. Contact Skagit County Health Dept. for requirements;
4. Short Plat Number and date of approval shall be included in all deeds and contracts;
5. Zoning - Rural;
6. Sewage Disposal - Individual on-site waste disposal systems;
7. Water - Skagit P.U.D. #1;
8. P.U.D. #1 Easements. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with right of ingress to and egress from lands across adjacent lands of the Grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that all title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easements or in anyway interfere with, obstruct or endanger the Districts use of the easements.

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Ingress, egress and utilities
Area Affected:	Blackberry Lane

J. RESERVATIONS CONTAINED IN DEED:

Executed by:	Residential and Commercial Construction, a Washington Corporation
Recorded:	August 9, 1996
Auditor's No.:	9608090112

Reserving unto the Grantors and to David A. Weltz, their heirs, successors and assigns, a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the subject property lying within Blackberry Lane.

K. MATTERS DISCLOSED BY RECORD OF SURVEYS:

Filed:	May 1, 2001, and October 9, 2001
Volume/Page:	N/A
Auditor's File Nos.:	200105010084 and 200110090056, respectively



200802290197
Skagit County Auditor

2/29/2008 Page

4 of

5 3:40PM

EXHIBIT "A"

LOT 2, SHORT PLAT NO. 94-003, APPROVED APRIL 26, 1995, RECORDED MAY 4, 1995, IN BOOK 11 OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 9505040047 AND BEING A PORTION OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. AND LOTS 72 AND 73, "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS".

SITUATE IN THE **COUNTY OF SKAGIT**, STATE OF WASHINGTON.



200802290197
Skagit County Auditor

2/29/2008 Page

5 of

5 3:40PM