



200912150099

Skagit County Auditor

12/15/2009 Page 1 of 4 3:56PM

When recorded return to:

Dennis M. Brown
18961 W. Big Lake Blvd
Mt Vernon WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 97978

Statutory Warranty Deed 97978-3
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Elaine L. Eliason, Neal E. Prather, Leonard L. Prather and Sherman W. Prather, each as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis M. Brown, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Lots 52 and 53, "BIG LAKE WATERFRONT TRACTS"

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P62042, 3862-000-053-0114

Dated 12-14-09

Elaine L. Eliason
Elaine L. Eliason

Neal E. Prather
Neal E. Prather

Sherman W. Prather by Elaine L. Eliason as POA
Sherman W. Prather

Leonard L. Prather
Leonard L. Prather

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3852
DEC 15 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

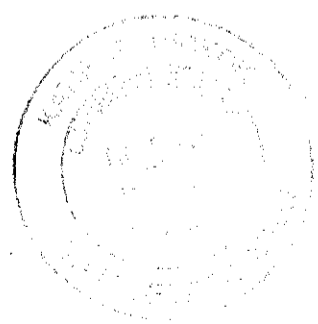
Amount Paid \$ 2530.⁸²
Skagit Co. Treasurer
By mem Deputy
See Attached

I certify that I know or have satisfactory evidence that Elaine L. Eliason, Neal E. Prather, ~~Sherman W. Prather~~ and Leonard L. Prather, 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: 12-15-09

Kate Ellwood

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011

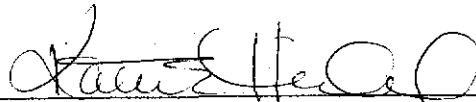


STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 15th day of December, 2009, before me personally appeared Elaine L Eliason to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Sherman W. Prather and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

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



Notary Public in and for the State of Washington,
residing at mtvernon

My appointment expires 1-7-11

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

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

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____

dated



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EXHIBIT A

That portion of Lots 52 and 53, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Southeasterly line of Lot 52 and the Northeasterly line of the County Road known as H.C. Peters Road; thence North $55^{\circ}02'$ West along said County Road 15.17 feet; thence North $26^{\circ}22'$ East 187.02 feet; thence South $63^{\circ}38'$ East 112.62 feet; thence South $26^{\circ}22'$ West 204.06 feet to the Northeasterly line of the H.C. Peters Road; thence North $55^{\circ}02'$ West along said road 98.73 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement 30 feet in width for ingress, egress and utilities and for community access as created and established by an instrument dated July 22, 1964, recorded July 23, 1964, as Auditor's File No. 653573.



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Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Dated: July 9, 1964
Recorded: July 22, 1964
Auditor's No.: 653573, Volume 339, Page 686
Purpose: Ingress, egress, utilities and community access
Area Affected: Thirty (30) foot strip

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: October 7, 1978
Recorded: January 29, 1979
Auditor's No.: 895617
Purpose: Sanitary Sewers with necessary appurtenances
Area Affected: A strip of land 10 feet in width, the centerline of which will be the centerline of the sewer pipe as constructed

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 24, 2009
Auditor's No.: 200907240109



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