



200505050025

Skagit County Auditor

5/5/2005 Page 1 of 3 9:05AM

AFTER RECORDING MAIL TO:

Mr. Bill Vaux
P.O. Box 807
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115881-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Susan P. Prince
Grantee(s): Shamrock Lands, Inc.
Abbreviated Legal: Lot 2, SP 91-039 in 10-35-7 E W.M.
Assessor's Tax Parcel Number(s): 350710-3-005-0108, P102186

THE GRANTOR SUSAN P. PRINCE, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHAMROCK LANDS, INC., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. 91-039, approved September 12, 1991, recorded October 1, 1991, in Book 10 of Short Plats, page 10, under Auditor's File No. 9110010015, and being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

This sale includes a 1999 Skyline 58 x 28 Mobile Home Title Eliminated under Auditor's File No. 199910180061.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

2182
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated May 3, 2005

MAY 05 2005

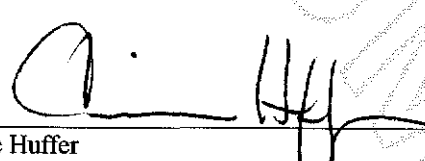

Susan P. Prince

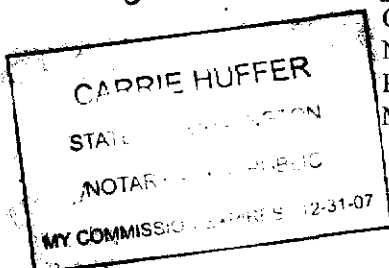
Amount Paid \$ 3568.70
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan P. Prince
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: May 4, 2005


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State Division of Forestry
Purpose: To construct and maintain a fire protection road
Area Affected: The exact location is not disclosed on the record
Dated: March 15, 1934
Recorded: March 20, 1937
Auditor's No.: 288257

B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 91-039
As Follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
3. Water - Individual wells; Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.
4. Individual on-site sewage systems.
5. Easement per Burlington Northern Agreement #CX9016105.

C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Ingress, egress and utilities
Affects: That portion shown on said Short Plat

D. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: March 15, 1993
Recorded: September 1, 1993
Auditor's No.: 9309010117

E. WAIVER AND COVENANT NOT TO SUE:

Recorded: August 29, 1994
Auditor's No.: 9408290004



200505050025
Skagit County Auditor

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Shamrock Lands, Inc. f/k/a Conifer Timber, Inc.
Purpose: For ingress, egress and utilities
Area Affected: An easement for ingress, egress and utilities over that portion of Lot 2 of Short Plat 91-039 as shown on the face of said Short Plat, including the Southerly 15 feet of the Easterly 299.57 feet of said Lot 2, Situate in the County of Skagit, State of Washington
Dated: November 15, 1994
Recorded: November 22, 1994
Auditor's No.: 9411220002

G. TERMS AND CONDITIONS OF LOW FLOW MITIGATION SUMMARY:

Recorded: January 15, 1999
Auditor's No.: 9901150101

H. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: January 15, 1999
Auditor's No.: 9901150102
As Follows:

This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture-NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay.



200505050025
Skagit County Auditor

5/5/2005 Page 3 of 3 9:05AM