



26
800

REVENUE STAMPS

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Roger Tjeerdsma
1224 Short St
Burlington

THIS SPACE RESERVED FOR RECORDER'S USE:

JERRY MEYER
SHAGIT COUNTY CLERK

90 JAN 11 AM 11:17

RECORDED

REQUEST OF

9001110004

(FULFILLMENT)

FORM L58F (3-84)

Statutory Warranty Deed

THE GRANTOR, RUTH W. TJEERDSMA, A WIDOW, AS HER SEPARATE PROPERTY,

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to ROGER A. TJEERDSMA AND MARY J. TJEERDSMA, HUSBAND AND WIFE,

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

(AS DESCRIBED ON EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 11 1990

Amount Paid \$ 0-
Skagit County Treasurer
By: Deputy

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated JUNE 15, 1970, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on JULY 15, 1970, Rec. No. 43797
\$120.00

Dated this 30TH day of NOVEMBER, 1989

By Ruth W. Tjeerdsma RUTH W. TJEERDSMA

By

STATE OF WASHINGTON

COUNTY OF } ss

On this day personally appeared before me

RUTH W. TJEERDSMA

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.

My hand and official seal this 19 8990

Notary Public in and for the State of Washington,
My appointment expires on 9/1/93

My appointment expires on

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

My appointment expires on

STATE OF WASHINGTON

COUNTY OF } ss

On this day of 19 , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary,

respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to executed the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

My appointment expires on

9001110004

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EXHIBIT A

THOSE PORTIONS OF BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(A) THE EAST 209 FEET OF LOT 6;
(B) ALL OF LOTS 7, 8, 9 AND 10 EXCEPT THE THREE PORTIONS DESCRIBED AS FOLLOWS:

(1) BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH $0^{\circ}16'30''$ EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 75.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}33'45''$ A DISTANCE OF 39.08 FEET; THENCE NORTH $89^{\circ}50'15''$ EAST A DISTANCE OF 75.19 FEET; THENCE SOUTH $0^{\circ}16'30''$ WEST A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH $89^{\circ}50'15''$ WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

(2) COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH $0^{\circ}16'30''$ WEST ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 18.29 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUE SOUTH $0^{\circ}16'30''$ WEST ALONG SAID WEST LOT LINE A DISTANCE OF 74.81 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}26'15''$ A DISTANCE OF 39.46 FEET; THENCE NORTH $89^{\circ}50'15''$ EAST A DISTANCE OF 74.81 FEET; THENCE NORTH $0^{\circ}16'30''$ EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH $89^{\circ}50'15''$ WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

(3) THE WEST 100 FEET OF LOT 10 AND THE WEST 100 FEET OF THE NORTH 18.29 FEET OF LOT 9.

SUBJECT TO:

THE RESERVATION BY THE SELLER OF THE WELL AS IT EXISTS NEAR THE NORTHEAST CORNER OF SAID LOT 10 AND THE PIPELINE THEREFROM LEADING TO SELLER'S HOME ON A PORTION OF LOT 11 IN SAID BLOCK 136 TOGETHER WITH A FIVE (5) FOOT EASEMENT OVER SAID PIPELINE, BEING 2.5 FEET ON EITHER SIDE THEREOF FOR THE PURPOSE OF MAINTAINING OR REPLACING SAID LINE. IT IS ANTICIPATED THAT THE PURCHASER HEREIN MAY SUBDIVIDE THE PROPERTY BEING PURCHASED UNDER THIS CONTRACT. IF SO, BOTH THE PRESENT PURCHASER AND WHOEVER PURCHASES THE TRACT UPON WHICH SAID WELL IS LOCATED SHALL ALSO HAVE A RIGHT TO USE SAID AND ANY USEFUL LINES CONNECTED THERETO, PROVIDED HE SHARES IN THE EXPENSES OF MAINTENANCE AND REPLACEMENT THEREOF. ALL PARTIES UNDERSTAND THIS WATER IS NOT HOUSEHOLD (DRINKING) WATER; IT IS MERELY FOR GARDEN AND YARD MAINTENANCE. IF PRESENT PURCHASER SELLS TRACT UPON WHICH WELL IS LOCATED HIS RIGHT TO USE THE WELL IS TERMINATED.

END OF EXHIBIT A

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