

AFTER RECORDING MAIL TO:

Name **ARNT KOSER**

Address **9509 FOREST DELL DRIVE**

City, State, Zip **EDMONDS, WA 98020**



199910140086

Kathy Hill, Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

**THE GRANTOR TERRANCE J. BURKE and THERESA BURKE, HUSBAND AND WIFE** for and in consideration of **Forty-Nine Thousand And 00/100** in hand paid, conveys and warrants to **ARNT KOSER and CAROL C. KOSER, HUSBAND AND WIFE** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

**THE ATTACHED LEGAL DESCRIPTION IS INCORPORATED HEREIN BY THIS REFERENCE.**

**SUBJECT TO THE ATTACHED SPECIAL EXCEPTIONS.**

31955  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

OCT 14 1999

Amount Paid \$ 749.70  
Skagit County Treasurer  
By: Deputy

TR E Rancho San Juan Del Mar 1  
Assessor's Property Tax Parcel Account Number(s):  
3972-000-099-0208

Dated this 27th day of September, 1999.

TERRANCE J. BURKE

THERESA BURKE

STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH } SS

I certify that I know or have satisfactory evidence that **TERRANCE J. BURKE and THERESA BURKE** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-12-99



Notary Public in and for the State of Washington  
Residing at Lynnwood  
My appointment expires: 8-7-03

DESCRIPTION:

That portion of Tract "E", "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract "E";  
thence South  $18^{\circ}46'$  East along the Westerly line of the county road, a distance of 326.97 feet and the true point of beginning of this description;  
thence South  $88^{\circ}27'$  West 95 feet;  
thence South  $8^{\circ}33'$  West 120 feet;  
thence Southeasterly to a point on the West line of the county road that is South  $18^{\circ}46'$  East 175 feet from the true point of beginning;  
thence North  $18^{\circ}46'$  West along the West line of the county road 175 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Restrictive covenants as contained in the Plat, a copy of which is hereto attached and made a part hereof.

B. Right of the public to make all necessary slopes for cuts and fills upon the lots, blocks and tracts of land as shown on the Plat, in the reasonable original grading of all streets and avenues shown thereon; also the right to drain all streets over and across any lot or lots where the water might take a natural course after the streets are graded as granted in the dedication of the Plat.

C. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership; recorded January 9, 1963, under Auditor's File No. 630694, a copy of which is hereto attached.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Del Mar Community Service, Inc., a Washington corporation  
Purpose: For the installation, maintenance and repair of water lines  
Area Affected: Easterly 20 feet  
Dated: October 25, 1962  
Recorded: January 9, 1963  
Auditor's No.: 630691

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed on the private road located on the above described property.  
Area Affected: Not disclosed  
Recorded: May 4, 1981  
Auditor's No.: 8105040062



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