

COVER SHEET (For Multiple Documents)

RETURN TO:

DENNIS BAERTSCHI

PO BOX 104

LA CONNER, WA. 98257

ISLAND TITLE CO. SB-15550

DOCUMENT TITLE(S) (list all titles contained in document);

1. STATUTORY WARRANTY DEED

2.

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

1. 9105130093

2.

[] ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. , TESTONE, JERRY

1.

2.

2.

3.

3.

4.

4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. BAERTSCHI, DENNIS

1.

2.

2.

3.

3.

4.

4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

LOT 2, SKAGIT COUNTY SP#161-79, VOL. 4, PG. 57;
PTN. GL 9, SEC. 21, T35N, R6E W.M.

[] ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

350621-4-020-0100

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.



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Kathy Hill, Skagit County Auditor

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THIS SPACE PROVIDED FOR RECORDER'S USE:

WHEN RECORDED RETURN TO

Name..... DENNIS BAERTSCHI

Address.....

City, State, Zip.....

Statutory Warranty Deed

ISLAND TITLE CO. SB-15550 ✓

THE GRANTOR JERRY TESTONE, A SINGLE WOMAN, AS HER SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to DENNIS BAERTSCHI, AS SINGLE MAN, AS HIS SEPARATE ESTATE

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 161-79 AS APPROVED MARCH 28, 1980, AND RECORDED MARCH 28, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 57, UNDER AUDITOR'S FILE NO. 8003280008, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 9 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE W.M.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 9TH MAY, 1991, 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 Sales Tax was paid on this sale on MAY 13, 1991 SKAGIT COUNTY, WASHINGTON, Rec. No. 9105130093 E#1890

Dated....., 19.....

Jerry Testone JERRY TESTONE

1890 Real Estate Excise Tax PAID MAY 13, 1991 DEC 29 1999 Amount Paid \$ 290.70 Skagit County Treasurer By: Deputy

STATE OF WASHINGTON } COUNTY OF SKAGIT } ss.

STATE OF WASHINGTON } COUNTY OF } ss.

On this day personally appeared before me JERRY TESTONE 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.

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 execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and of above written.

GIVEN under my hand and official seal this day of MAY, 1991. Notary Public in and for the State of Washington, residing at Mt Vernon 5/31/91

Notary Public residing at.....



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EXHIBIT "A"

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: March 30, 1937
Auditor's No.: 288262, records of Skagit County, WA
In favor of: Washington State Division of Forestry
For: Forest protection road
Affects: Said premises and other property

The exact location and extent of said easement is not disclosed of record.

Easement including the terms, covenants and provisions thereof, as granted by instrument

Recorded: January 15, 1991
Auditor's No.: 9101150009, records of Skagit County, WA
For: Strip of land, 30 feet in width, for ingress, egress, and utilities
Affects: Lots 1 through 4 in said Short Plat

The exact location and extent of said easement is not disclosed of record.

Notes on the face of said Short Plat as follows:

1. 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.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal-Individual septic system.
4. Water-individual well.
Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water. Lots 1 through 4 will be served by individual wells. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zones.



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