

WHEN RECORDED RETURN TO
Edward W. Christiansen, Jr.
Name Carmen Olivarez
Address 4910 Monte Vista Pl
City, State, Zip Mount Vernon, WA 98273



200007250057
Kathy Hill, Skagit County Auditor
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FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY OF SKAGIT COUNTY

S-93959

Statutory Warranty Deed

THE GRANTOR JOHN R. BOBKO AND DIANE M. BOBKO, Husband and Wife
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to EDWARD W. CHRISTIANSEN, JR. AND CARMEN OLIVAREZ,
Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
TRACT 1 OF SHORT PLAT NO. 93-011, APPROVED OCTOBER 19, 1993, AND RECORDED
OCTOBER 20, 1993, UNDER AUDITOR'S FILE NO. 9310200068, IN VOLUME 11 OF
SHORT PLATS, PAGES 3 AND 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A
PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF
THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS,
AND UTILITIES OVER, UNDER AND ACROSS THAT CERTAIN PRIVATE LANE ENTITLED
SNOWDEN LANE AS SAID LANE IS DELINATED ON THE FACE OF SAID SHORT PLAT NO.
93-011.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED
EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Tax #330420-4-006-0100
330420-3-004-0011
330420-3-001-0006

Dated July 24th, 2000

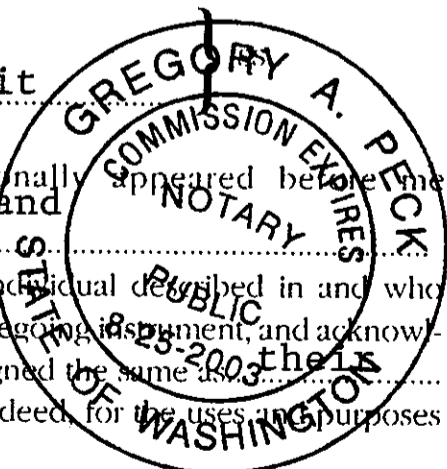
John R. Bobko
(Individual) John R. Bobko
Diane M. Bobko
(Individual) Diane M. Bobko

By *36417*
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
(President)
By *JUL 25 2000*
(Secretary)

STATE OF WASHINGTON

COUNTY OF Skagit

On this day personally appeared before me
John R. Bobko and Diane M. Bobko
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they signed the same as their
free and voluntary act and deed for the uses and purposes
therein mentioned.



GIVEN under my hand and official seal this
24th day of July, 2000

[Signature]
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires: 8/25/03

STATE OF WASHINGTON

COUNTY OF

On this day of 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 official seal hereto affixed the day and year first
above written.

[Signature]
Notary Public in and for the State of Washington,
residing at
My appointment expires:

Amount Paid \$ 1,208.70
By Skagit Co. Treasurer
Deputy

Schedule "B-1"

EXCEPTIONS:

A. Easement for ingress, egress and utilities over and across a 50 foot wide parcel of land formerly owned by the English Lumber Company as reserved by document recorded under Auditor's File No. 8408230025. (Affects easement portion)

B. Provisions set forth in deed dated July 25, 1902 and recorded August 14, 1902, under Auditor's File No. 41116 in Volume 47 of Deeds, page 423 through which title to easement portion herein above is claimed as follows:

The second party (English Lumber Company) is to construct three suitable farm crossings at the time of the construction of said road at the points to be designated by the said first party (Richard Holyoke et ux) and to construct culverts where needed and especially a culvert where said railroad crosses the old bed of the Fisher Creek; said railroad to be fenced on each side with posts eight feet apart and four 1" x 6" boards, and cattle guards to be constructed where the road enters and leaves said land. It is further expressly agreed that in case said strip of land shall cease to be used for railroad purposes and the said railroad shall be removed therefrom then and in that event said strip of land shall revert to the holder of the adjoining property.

C. RESERVATIONS CONTAINED IN DEED:

Executed By: John Nash Ott, individually and as executor of the Estate of Agnes A. Ott, deceased

Recorded: August 23, 1984

Auditor's No.: 8408230025

As Follows:

"The grantee and grantor herein agree that no mobile home or modular homes will be permitted at any time on subject property being conveyed or on grantors adjoining property to the East.

"Grantor and grantee herein agree that the present road way over Georgia Pacific right of way will be maintained on equal basis by all property owners using the road. Grantor shall not share in the cost of road maintenance until such time as their property is built on and they are using the road."

D. SKAGIT COUNTY CONDITIONAL AGREEMENT, ALTERNATIVE SEWAGE SYSTEM INSTALLATIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 26, 1993

Auditor's No.: 9308260073

- Continued -



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Kathy Hill, Skagit County Auditor

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Schedule "B-1"

EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
Washington corporation
Purpose: Underground electric transmission and/or
distribution system
Area Affected: Northerly boundary
Dated: August 30, 1993
Recorded: September 3, 1993
Auditor's No.: 9309030060

F. Notes as shown on Short Plat, as follows:

1. All maintenance and construction of private roads shall be the responsibility of the lot owners;
2. Zoning - Rural (RU);
3. Water - Individual wells; Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals;
4. Sewer - Individual on-site sewage systems, - Alternative systems are proposed for all lots of this short plat which may have special design, construction and maintenance requirements see Health Officer for details;
5. The 100 foot radius well protection zone for individual water systems on Lots 1, 2 and 4 must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as record covenants or easements;

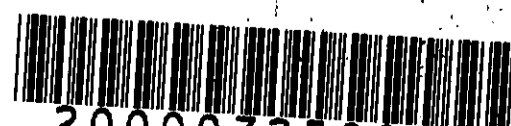
G. EASEMENT SHOWN ON FACE OF SHORT PLAT:

For: Ingress, egress and utilities
Affects: Northerly 30 feet

H. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: December 28, 1993
Recorded: December 30, 1993
Auditor's No. 9312300010
Executed By: Norm Coker and Mary Coker, Husband and Wife

- Continued -



Schedule "B-1"

EXCEPTIONS CONTINUED:

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Norm Coker and Mary Coker, husband and wife
Purpose:	For ingress, egress and utilities
Area Affected:	Snowden Lane
Dated:	Not disclosed
Recorded:	July 29, 1994
Auditor's No.:	9407290079



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