


AFTER RECORDING MAIL TO:  
Thomas P. Ricketts  
PMB # 307 - 1500A East College Way  
Mount Vernon, WA 98273

  
200103300128  
, Skagit County Auditor  
3/30/2001 Page 1 of 3 12:05:48PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-96309-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Norm Coker, Mary Coker  
Grantee(s): Thomas P. Ricketts, Shelly M. Ricketts  
Abbreviated Legal: ptn S 1/2, 20-33-4 E W.M. aka Lot B SP 99-016  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 330420-4-006-0500/P116060

**THE GRANTOR** NORM COKER and MARY COKER, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to THOMAS P. RICKETTS and SHELLY M. RICKETTS,  
husband and wife  
the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

See Attached Exhibit B  
Dated this 30th day of March, 2001

By Norm Coker By \_\_\_\_\_  
Norm Coker

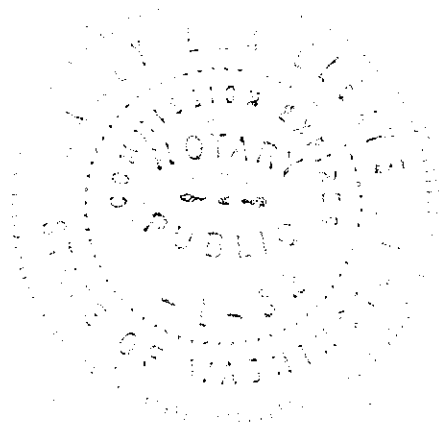
By Mary Coker By \_\_\_\_\_  
Mary Coker

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Norm Coker and Mary Coker  
\_\_\_\_\_ is the person s who appeared before me, and said  
person s acknowledged that they signed this instrument and acknowledged it to be they free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 30, 2001

Nancy Lea Cleave  
Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/01/2002



40108  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 30 2001

Amount Paid \$ 2,295.00  
Skagit Co. Treasurer  
By DC Deputy

## Exhibit A

### DESCRIPTION:

Lot "B" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No. 199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

Situate in the County of Skagit, State of Washington.



200103300128

, Skagit County Auditor

## Exhibit B

SUBJECT TO Easement for ingress, egress and utilities reserved by document recorded under Auditor's File No. 8408230025; Provisions set forth in deed recorded August 14, 1902, under Auditor's File No. 41116; Reservations contained in Deed recorded under Auditor's No. 8408230025; Easement recorded under Auditor's No. 9309030060; Notes shown on Short Plat; Easement for ingress, egress and utilities as shown on Short Plat; Declaration of Protective Restrictions recorded under Auditor's No. 9312300010; Conditional Agreement recorded under Auditor's No. 9308260073; Easement recorded March 30, 1994 under Auditor's No. 9403300041; Easement disclosed by Short Plat; Agreement recorded under Auditor's No. 199910280105.

ALSO SUBJECT TO Open space tax classification disclosed by notice recorded February 5, 1976 under Auditor's File No. 829673, and subject to provisions of RCW 84.34, which tax classification the Grantees herein agree to continue according to the terms and conditions thereof.



200103300128  
Skagit County Auditor  
3/30/2001 Page 3 of 3 12:05:48PM