



200206120228  
Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Christopher and Alyssa Stamey

Address 16766 Bennett Rd

City, State, Zip Mount Vernon, WA 98273



LAND TITLE COMPANY

FILED FOR RECORD AT REQUEST OF

Land Title #P-101374

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CARMEN D. JOHNSON, An Unmarried Person  
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to CHRISTOPHER J. STAMEY AND ALYSSA A. STAMEY,  
Husband and Wife  
the following described real estate, situated in the County of Skagit, State of Washington:

A PTN OF LOT 1 SP 93-033 IN 32-35-3 E W.M.  
A PTN OF NW1/4 of SW1/4, 32-35-3 E W.M.

SEE THE 2ND PAGE OF THIS DOCUMENT FOR THE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN.

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

Tax #350332-0-036-0006

# 2610  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated June 11th, 2002

*Carmen D Johnson*  
.....  
(Individual) Carmen D Johnson  
.....  
(Individual)

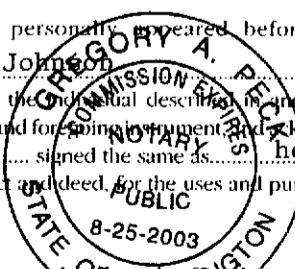
Amount Paid \$ 3519.00  
By Skagit Co. Treasurer  
By (President)  
By (Secretary)

STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

On this day personally appeared before me  
Carmen D Johnson  
to me known to be the individual described in and who  
executed the within and foregoing instrument and knowl-  
edged that she signed the same as her  
free and voluntary act and deed, for the uses and purposes  
therein mentioned.

GIVEN under my hand and official seal this  
12th day of June 2002

*[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 ..... } ss.

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.

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

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

Lot 1, Short Plat No. 93-033, approved August 20, 1993, recorded August 20, 1993 in Book 10 of Short Plats, pages 223 and 224, under Auditor's File No. 9308200096; and being a portion of the Southwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 3 East, W.M.,

EXCEPT from said Lot 1, that portion described as follows:

Beginning at the Northeast corner of said Lot 1, Skagit County Short Plat No. 93-033;  
thence North  $89^{\circ}34'25''$  West 267.52 feet along the North line of said Lot 1, Skagit County Short Plat No. 93-033 to the Northwest corner thereof;  
thence South  $0^{\circ}25'35''$  West 75.75 feet along the West line of said Lot 1, Skagit County Short Plat No. 93-033, to the Northeast corner of that certain boundary line adjustment tract described in Quit Claim Deed to Carmen D. Johnson, recorded under Skagit County Auditor's File No. 9309140036;  
thence South  $89^{\circ}34'25''$  East 267.53 feet to the East line of said Lot 1, Skagit County Short Plat No. 93-033;  
thence North  $0^{\circ}24'54''$  East 75.75 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of that certain tract described in Statutory Warranty Deed to Dennis and Donna Thomason, husband and wife, recorded under Skagit County Auditor's File No. 8309280047 (also being the Northwest corner of Lot 1, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224, records of Skagit County, Washington);  
thence South  $0^{\circ}25'35''$  West 75.75 feet along the East line of said Thomason tract to the true point of beginning;  
thence continue South  $0^{\circ}25'35''$  West 14.25 feet to the Southeast corner of said Thomason Tract (also being an angle point for said Lot 1, Skagit County Short Plat No. 93-033);  
thence North  $89^{\circ}34'25''$  West 154.07 feet along the South line of said Thomason tract (also being the North line of said Lot 1, Skagit County Short Plat No. 93-033) to the Easterly right-of-way margin of Bayview-Edison Road;

thence North  $15^{\circ}11'32''$  West 13.00 feet parallel with and 20.00 feet Easterly (as measured perpendicular) of the as-built centerline of said Bayview-Edison Road to a point bearing South  $89^{\circ}47'55''$  West from the true point of beginning;  
thence North  $89^{\circ}47'55''$  East 157.58 feet to the true point of beginning.

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Schedule "B-1"

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: Waldeman H. Johnson  
Recorded: November 19, 1984  
Auditor's No.: 8411190056  
Regarding: Conditional agreement for sand filter  
sewage system

B. Dedication provisions contained on the face of the Short Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

C. Notes contained on the face of the 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. Zoning - Residential Reserve;
4. Sewage Disposal - Individual septic system. (Alternative system, see Note #5);
5. Alternative on site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details;
6. Water - P.U.D. No. 1;
7. This survey as well as those listed under Note 11 shown on the face of the Short Plat, depict existing lines of occupation (fence lines) which are inconsistent with deed lines. The lines of occupation may indicate a claim for unwritten title. No attempt was made to resolve any claim as a part of this survey. Minimum lot sizes will be maintained in the event of subsequent claims to said fence lines.



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UNOFFICIAL DOCUMENT