



200207020053  
Skagit County Auditor  
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When Recorded Return To:

GERALD G. WEBER  
KIMBERLY WEBER  
18900 SULFER SPRINGS  
MT VERNON, WA 98274

Escrow No. 02-4701

LPB-10

**ISLAND TITLE CO. STATUTORY WARRANTY DEED**

622349

Reference Numbers of related documents: on page of document  
Grantor(s): **DAN BAIRD and PAMELA M. BAIRD** Additional Names on page of document  
Grantee(s): **GERALD G. WEBER and KIMBERLY WEBER** Additional Names on page of document  
Legal Description (abbreviated): **PTN LOTS 14 AND 41, SULPHUR SPRINGS LAKE TRACTS**  
Full legal on page 2 of document  
Assessor's Property Tax Parcel Account Number(s): **4024-000-041-0104 & 4024-000-014-0107**

**THE GRANTOR DAN BAIRD and PAMELA M. BAIRD, husband and wife**

for and in consideration of **the sum of Ten Dollars and other good and valuable consideration** in hand paid, conveys and warrants to

**GERALD G. WEBER and KIMBERLY WEBER, husband and wife**

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

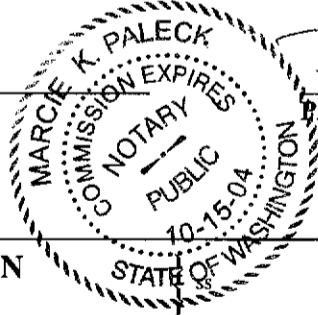
**LEGAL DESCRIPTION AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Assessor's Property Tax Parcel Account Number(s): 4024-000-041-0104  
4024-000-014-0107

**Subject to: EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS OF RECORD AS DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Dated this **Twenty-Fifth** day of **June**, 2002

*Dan Baird*  
\_\_\_\_\_  
DAN BAIRD



*Pamela M Baird*  
\_\_\_\_\_  
PAMELA M. BAIRD

State of **WASHINGTON**  
County of **SKAGIT**

I certify that I know or have satisfactory evidence that **DAN BAIRD and PAMELA M. BAIRD** is/are the person(s) who appeared before me, and said person(s) acknowledged that \_ signed this instrument and acknowledged it to be \_ free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: June 27 2002

**MARCIE K. PALECK**  
*Marcie K Paleck*  
\_\_\_\_\_

# 2981  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Notary Public in and for the State of WASHINGTON,  
residing at *Mount Vernon*  
My appointment expires: *Oct. 15 2004*

JUL 02 2002

Amount Paid \$ *40.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**EXHIBIT "A"**

The South Half of Tracts 14 and 41, PLAT 1, SULPHUR SPRING LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of an unnamed street lying Southerly of Tract 41 vacated on March 9, 1959 under Commissioners File No. 10173 which would attach by operation of law;

ALSO TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian; which lies West of the centerline of said right of way and between the Easterly extensions of both the North and South lines of the South Half of Lot 14, SULPHUR SPRINGS LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

AND ALSO TOGETHER WITH that portion conveyed by Bjorn Nymark and Norma Nymark, husband and wife, to Danny Allen Baird and Pamela Morris Baird, husband and wife by Quit Claim Deed recorded March 5, 1998, under Auditor's File No. 9803050066, more particularly described as follows:

That portion of the vacated South 15 feet of street adjoining the North side of Tract 40 of "PLAT 1 SULPHUR SPRING LAKE TRACTS" according to the plat recorded in Volume 5 of Plats at page 13, records of Skagit County, Washington lying North of the following described line:

Beginning at the Intersection of the West line of Sulphur Springs Road with the centerline of the vacated street adjoining the North side of Tract 40 of said plat;

Thence North 89°13'18" West along the centerline of said vacated street, a distance of 30.04 feet to the initial point of this line description;

Thence South 79°16'10" West, to the West line of said plat and the terminal point of this line description;

EXCEPT therefrom that portion conveyed by Danny Allen Baird and Pamela Morris Baird, husband and wife, to Bjorn Nymark and Norma Nymark, husband and wife, by Quit Claim Deed recorded March 5, 1998, under Auditor's File No. 9803050065, more particularly described as follows:

That portion of the vacated street adjoining the North side of Tract 40 of "PLAT 1 SULPHUR SPRING LAKE TRACTS" according to the plat recorded in Volume 5 of Plats, at page 13, records of Skagit County, Washington, described as follows:

Beginning at the Intersection of the West line of Sulphur Springs Road with the centerline of the vacated street adjoining the North side of Tract 40 of said plat;

Thence North 89°13'18" West along the centerline of said vacated street, a distance of 30.04 feet;

Thence North 79°16'10" East, a distance of 29.17 feet to a point on the West line of Sulphur Springs Road which is 6 feet Northerly of the point of beginning of this description;

Thence Southerly along a curve to the left having a radius of 2,879.89 feet, through a central angle of 00°07'10" and an arc distance of 6.00 feet to the point of beginning.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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EXHIBIT "B"

1. Reservations contained in deed  
Executed by: Union Lumber Company  
Recorded: June 21, 1913  
Auditor's No.: 97183, records of Skagit County, WA  
As follows:

Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands. Rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.

2. Right to overflow and inundate the shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under Application No. 12096, disclosed by the deed from the State of Washington under which the shore lands are claimed, recorded in Volume 178 of Deeds, page 219.
3. Exceptions and Reservations contained in deed from the State of Washington whereby said grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.  
Auditor's No.: 318457, records of Skagit County, WA
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control or regulation by the United States of America in the exercise of power over navigation.
6. Any question that may arise due to shifting or change of the line of high water of Big Lake OR due to said Lake having shifted or changed its line of high water.
7. Sewer Service Variance Request recorded September 23, 1980 under Auditor's File No. 8009230060, a copy of which is hereto attached.
8. Access easement in favor of Skagit County Sewer District No. 2 for access to pump station, and recorded September 23, 1980 under Auditor's File No. 8009230059, a copy of which is hereto attached.
9. Side sewer easement in favor of Skagit County Sewer District No. 2, and recorded September 23, 1980 under Auditor's File No. 8009230058.  
Affects: 6 feet as constructed

END OF EXHIBIT "B"



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