

AFTER RECORDING MAIL TO:  
Kees C. Hofman  
2301 Monica  
Mount Vernon, WA 98273



199910010070

Kathy Hill, Skagit County Auditor  
10/1/1999 Page 1 of 6 11:35:51AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-91113-E

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

Grantor(s): Pacific Coast Investment Company  
Grantee(s): Kees C. Hofman  
Abbreviated Legal: Ptn. Tr. B, SP 53-78 & of NE SW and SE SW 20-34-5 EWM  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 340520-3-003-0002/P30380, 340520-3-006-0100/P113605,  
340520-3-005-0100/P113607

**THE GRANTOR PACIFIC COAST INVESTMENT COMPANY**, as Investment Manager for  
the various parties as set forth on attached Exhibit 'C'  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to KEES C. HOFMAN, an unmarried individual, as his  
separate property  
the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

31778  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

OCT 01 1999

See Attached Exhibit B

Dated this 14th day of September, 1999

By Pacific Coast Investment Company

By

Amount Paid \$ 1836.00  
Skagit County Treasurer  
By Deputy

By Jerry Zevenbergen, President

By

STATE OF WASHINGTON

County of King

SS:

On this 27th day of September, 1999 before me personally appeared Jerry  
Zevenbergen, who executed the within instrument as President  
for Pacific Coast Investment Company, as Investment Manager  
and acknowledged to me that he signed and sealed the same as his free and voluntary act and  
deed as attorney in fact for said investors  
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney  
authorizing the execution of this instrument has not been revoked and that the said  
said investors is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)

Notary Public in and for the State of WASHINGTON  
Residing at Kirkland, WA  
My appointment expires: april 29, 2003

STATE OF WASHINGTON}  
COUNTY OF KING}

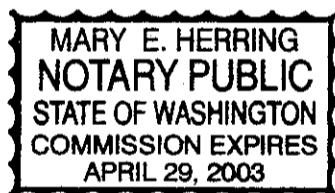
I certify that I know or have satisfactory evidence that JERRY ZEVENBERGEN is the person who appeared before me, and said person acknowledged that HE signed this instrument and on oath stated that HE IS authorized to execute the instrument and acknowledged it as the PRESIDENT of PACIFIC COAST INVESTMENT COMPANY to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 27, 1999

*Mary E. Herring*

Notary Public in and for the State of Washington  
residing at KIRKLAND

My appointment expires 4-29-2003



199910010070

Kathy Hill, Skagit County Auditor

10/1/1999 Page 2 of 6 11:35:51AM

## Exhibit A

### DESCRIPTION:

#### PARCEL "A":

That portion of the following described tract lying West of the Northerly prolongation of the East line of Tract "A" of Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473:

The South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

Tract "B" of Short Plat No. 53-78, approved August 24, 1978, and recorded August 29, 1978 in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  all in Section 20, Township 34 North, Range 5 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 53-78;

thence North 89 degrees 14'06" West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet;

thence South 02 degrees 03'28" West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B;

thence South 89 degrees 09'55" East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A;

thence North 02 degrees 03'28" East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

TOGETHER WITH a 20 foot easement for ingress, egress and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road:

The West 500 feet of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; ALSO all that portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North, Range 5 East, W.M.

ALSO, EXCEPT that portion of said Tract "B" lying East of Tract "A" of said Short Plat.

Situate in the County of Skagit, State of Washington.

#### PARCEL "C":

A non-exclusive easement for road and utilities, over and across an existing 60 foot roadway as reserved in deed to Paul C. Creelman et ux, recorded July 9, 1999, under Auditor's File No. 9907090006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



199910010070

Kathy Hill, Skagit County Auditor

10/1/1999 Page 3 of 6 11:35:51AM

## Exhibit B

SUBJECT TO: Continuation of Timber Land tax classification as disclosed by notice recorded April 19, 1971, under Auditor's File No. 751313 and subject to provisions of RCW 84.34 and also continuation of Farm and Agricultural tax classification as disclosed by notice recorded January 31, 1984, under Auditor's File No. 8401310009 and subject to the provisions of RCW 84.34, both of which the Grantee herein agree to continue according to said terms; Easement recorded December 5, 1977, under Auditor's File No. 869831; Reservation set forth in Deed recorded March 12, 1942, under Auditor's File No. 350120; Notes as set forth on the face of Short Plat No. 53-78; Terms and Conditions of Shoreline Substantial Development Conditional Use Permit No. SHL 95 038 recorded January 30, 1996, under Auditor's File No. 9601300049 and modified by Auditor's File No. 9806120007; Terms and conditions of Special Use Permit No. SPU 94 037 recorded January 30, 1996, under Auditor's File No. 9601300050 and modified by Auditor's File No. 9806120006; Conditions as set forth in Deed recorded July 9, 1999, under Auditor's File No. 9907090006.



199910010070

Kathy Hill, Skagit County Auditor  
10/1/1999 Page 4 of 6 11:35:51AM

EXHIBIT "C"

PACIFIC COAST INVESTMENT COMPANY, as Investment Manager  
for:

LOUIS W. SACKETT and ALMA H. SACKETT, joint tenants with  
right of survivorship, as to a 2% interest;

COHEN, MANNI & THUENE MONEY PURCHASE PENSION PLAN, KENNETH  
A. MANNI INVESTMENT ACCOUNT, as to a 2.65% interest;

WALTER E. KING, as to a 3.95% interest;

PATRICIA G. FELEY, a single woman, as to a 1.66% interest;

HERBERT L. KLAFTER and SHARON L. KLAFTER, as to a 2.75%  
interest;

ROBERT L. HAMILTON, GENERAL PARTNER, HAMILTON LIMITED  
PARTNERSHIP, as to a 2.51% interest;

ROBERT L. HAMILTON, TRUSTEE UNDER INTERVIVOUS TRUST DATED  
11/14/68, as to a 1.6% interest;

ALBERT W. HOPE and JOHN W. HOPE, joint tenants with right  
of survivorship, as to a 3.11% interest;

JUNE O'DELL, KIM O'DELL and PAM DANDLIKER, as to a 3.53%  
interest;

REDFORD FAMILY PARTNERSHIP, ART REDFORD and DALLAS REDFORD,  
Managing Partners, as to a 2.46% interest;

ETHEL M. NICHOLAS, TRUSTEE and ETHEL M. NICHOLAS LIVING  
TRUST, as to a 2.55% interest;

KENNETH A. MANNI, as to a 2.4% interest;

DAVID D. HOFF, as his separate estate, as to a 1.30%  
interest;

LARRY JONES and JANET JONES, Trustee for MELISA C. JONES,  
AMANDA K. JONES, BRYAN D. JONES and JOEL W. MORRISON,  
minors, as to a 3.53% interest;

HENRY MICHAUD, as to a 3.10% interest;

- Continued -



199910010070

EXHIBIT "C" CONTINUED

THOMAS R. COLLINS AS TRUSTEE OF THE ANDERSON HUNTER LAW FIRM, P.S., PROFIT SHARING TRUST AND WILLIAM HECHT AS TRUSTEE OF THE RADIOLOGY ASSOCIATES, P.S. RETIREMENT PLAN TRUST, as to a 19.94% interest;

FRONTIER BANK, TRUSTEE FOR EDWARD P. OSWALD IRA ROLLOVER ACCOUNT, as to a 2.4% interest;

FRONTIER BANK, TRUSTEE FOR THE DONALD C. HAWLEY IRA PLAN, as to a 3.25% interest;

THE OLERICH FAMILY REVOCABLE LIVING TRUST, VINCENT E. OLERICH and E'ELDA V. OLERICH, AS TRUSTEES, as trustees, as to a 1.20% interest;

ROBERT W. BEACH, as to a 1.54% interest;

HENRY A. KUHARIC, M.D., Trustee for HENRY A. KUHARIC, M.D., Profit Sharing Plan, as to a 2.78% interest;

LEONARD F. FRENCH and DEBORAH K. FRENCH, as to a 3.05% interest;

G. JOHN DOCES and SOPHIA DOCES, TRUSTEES OF THE G. JOHN DOCES AND SOPHIA DOCES LIVING TRUSTEE AGREEMENT, as to a 20.30% interest;

WILLIAM C. PEROVICH and AURELLIA D. PEROVICH, as to a 2.02% interest;

MICHAEL J. WENSMAN and PATRICIA M. WENSMAN, as to a 2.4% interest;

BARBARA J. BILSKY, as to a 1.30% interest;

DONNA M. JONAS, fka DONNA M. PELTON, as to a 0.72% interest.

