



199910220022

Kathy Hill, Skagit County Auditor  
10/22/1999 Page 1 of 2 9:56:46AM

AFTER RECORDING MAIL TO:  
JOHN HAWLEY  
1059 SHAW RD.  
BELLINGHAM, WA 98226

Filed for Record at Request of  
FIRST AMERICAN TITLE INSURANCE COMPANY  
Escrow Number: 31150/60499

FIRST AMERICAN TITLE CO.  
60499

### Statutory Warranty Deed

Grantor(s): TYLER F. KOCHER  
Grantee(s): JOHN HAWLEY, CARTER HAWLEY  
Abbreviated Legal: PTN. NW-NE AND NE-NW AKA LOT 2 SP 33-84, records of SKAGIT County, WA, 12, 36, 3  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 360312-2-001-0100

**THE GRANTOR TYLER F. KOCHER**, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN HAWLEY and CARTER HAWLEY, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington: TRACT 2 OF SKAGIT COUNTY SHORT PLAT 33-84, APPROVED NOVEMBER 14, 1984, AND RECORDED NOVEMBER 19, 1984 UNDER AUDITOR'S FILE NO. 8411190033 IN VOLUME 6 OF SHORT PLATS, PAGE 191, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD MORE FULLY DESCRIBED ON EXHIBIT "B" ATTACHED HERETO BY REFERENCE AND MADE A PART HEREOF.

Dated this 20<sup>th</sup> day of October, 1999

By [Signature]  
TYLER F. KOCHER

32067  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
Date

By \_\_\_\_\_

By OCT 22 1999

STATE OF WASHINGTON  
County of WHATCOM } SS:

Amount Paid \$ 1040.40  
Skagit County Treasurer  
By: [Signature] Deputy

I certify that I know or have satisfactory evidence that TYLER F. KOCHER

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 20<sup>th</sup>, 1999

[Signature]  
MARLIN DuBOIS

Notary Public in and for the State of WASHINGTON  
Residing at BELLINGHAM  
My appointment expires: 3/17/2003

NOTARY PUBLIC  
STATE OF WASHINGTON  
MARLIN DU BOIS  
My Appointment Expires  
MARCH 17, 2003

SCHEDULE "B-1"

EXCEPTIONS:

TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 33-84  
As Follows: -

1. All maintenance and construction of private roads shall be 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. Sewage Disposal-- Individual Septic Tanks
4. ~~Water-- Individual Well~~
5. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water. Skagit County requires a 100' radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zones.



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