



200001200047

Kathy Hill, Skagit County Auditor  
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AFTER RECORDING MAIL TO:

Name BRADLY P. STORSTEEN/KAREN S. STORSTEEN

Address 16011 Beaver Lake Road

City, State, Zip Mount Vernon, Wash. 98273

Filed for Record at Request of

LAND TITLE COMPANY OF SKAGIT COUNTY

P-91488

RSD # 5924/2776334 BD

**BARGAIN AND SALE DEED**

**THE GRANTOR** AMERIQUEST MORTGAGE COMPANY, f/k/a LONG BEACH MORTGAGE COMPANY, a Delaware corporation, as successor in interest to LONG BEACH BANK, F.S.B.

For and in consideration of --- TEN --- Dollars (\$ 10.00 ),

in hand paid, bargains, sells, and conveys to BRADLY P. STORSTEEN and KAREN S. STORSTEEN  
husband and wife

the following described estate, situated in the County of SKAGIT, State of Washington:  
EXHIBIT "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:  
EXHIBIT "B" attached hereto and incorporated herein by this reference.

Tr. A & A ptn of B, Sp 53-78  
in 20-34-5 E.W.M.

Assessor's Property Tax Parcel/Account Number: 340520-3-004-0019  
340520-3-003-0100

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
33465  
JAN 20 2000  
Amount Paid to  
Skagit Co. Treasurer  
By [Signature] Deputy

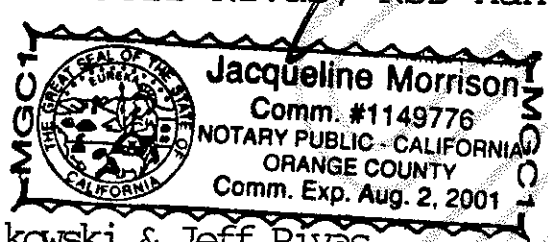
The Grantor for itself and for their successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

Dated this 7th day of January, 2000

By [Signature]  
AMERIQUEST MORTGAGE COMPANY  
By [Signature]  
IT'S: Barbara Dzikowski, Assistant Secretary

By [Signature]  
By [Signature]  
Jeff Rivas, RSD Manager

STATE OF Calif.  
COUNTY OF Orange } ss



I certify that I know or have satisfactory evidence that Barbara Dzikowski & Jeff Rivas

the personS who appeared before me, and said person S acknowledged that they signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Asst. Sec. & RSD Manager of AMERIQUEST MORTGAGE COMPANY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 12, 2000

[Signature]  
Notary Public in and for the State of CALIF.  
Residing at \_\_\_\_\_  
My appointment expires: 8-2-01

RSD # 5924/2776334 BD

DESCRIPTION:

Tract "A" 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  $\frac{1}{4}$  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.,

TOGETHER WITH that portion of Tract "B", Short Plat No. 53-78, recorded in Volume 3 of Short Plats at page 2, records of Skagit County, Washington described as follows:

Beginning at the Northwest corner of Tract "A" of said Short Plat No. 53-78;  
thence North  $89^{\circ}14'06"$  West along the Westerly prolongation of the North line of said Tract "A", a distance of 328.89 feet;  
thence South  $02^{\circ}03'28"$  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  $89^{\circ}09'55"$  East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract "A";  
thence North  $02^{\circ}03'28"$  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.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For:	Ingress, egress and utilities
In Favor Of:	A. C. Thiele
Recorded:	December 5, 1977
Auditor's No.:	869831
Affects:	The South 60 feet

B. AN UNDERGROUND EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES; WHICH EASEMENT ALSO CONTAINS THE FOLLOWING RECITAL: GRANTEE SHALL HAVE THE RIGHT TO REMOVE ANY TREES OR PARTS OF TREES OR OTHER VEGETATION OR NATURAL OBSTRUCTIONS WITHIN SAID RIGHTS OF WAY, AND MAY LEVEL, GRADE AND RE-GRADE SAID RIGHT OF WAY AS MAY APPEAR TO GRANTEE TO BE NECESSARY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID FACILITIES.

For:	Right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
In Favor Of:	Puget Sound Power & Light Company
Recorded:	March 2, 1978
Auditor's No.:	874594
Affects:	A 10 foot wide strip of land the center-line of which is described as follows:

Beginning at a point that is approximately 50 feet West of and approximately 78 feet North of the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 5 East, W.M.; thence along the following approximate bearings and distances: North  $64^{\circ}$  East, 188 feet; thence North  $21^{\circ}$  East, 253 feet; thence North  $27^{\circ}$  West, 56 feet to its terminus.



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C. The face of said Short Plat sets forth the following:

Reservation contained in the deed from Skagit County recorded March 12, 1942, in Volume 83 of Deeds, page 189, under Auditor's File No. 350120, as follows:

Excepting therefrom any county road rights of way over and across the said described lands and reserving therefrom all railroad grades as now laid out or established through and upon said premises, if any, for road purposes, the strip of land to be sixty feet each way from the center of the grade.

D. Notes contained on the face of Short Plat No. 53-78, 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;
4. Sewage Disposal - Individual septic system;
5. Water - Private well.

E. Note shown on the face of Short Plat, as follows:

This property has been divided for mortgage purposes only and will remain under same ownership at this time. Tract "B" therefore, shall not be used as a building site until approved by the appropriate Governmental agencies.  
(Affects Parcel "B")

F. Terms and conditions of Shoreline Substantial Development Conditional Use Permit No. SHL 95 038 as recorded January 30, 1996, under Auditor's File No. 9601300049.

G. Terms and conditions of Special Use Permit No. SPU 94 037 as recorded January 30, 1996, under Auditor's File No. 9601300050.

