

AFTER RECORDING MAIL TO:
Dorothy O. Sunderland
16772 Country Club Drive #A
Burlington, WA 98233



200001310070

Kathy Hill, Skagit County Auditor
1/31/2000 Page 1 of 6 11:59:21AM

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Escrow No. 200017
Title Order No. P92146

THE GRANTOR Robert W. Fisher and Gloria J. Fisher, Husband and Wife

for and in consideration of IRC Section 1031 Like Kind Tax-Deferred Exchange

in hand paid, conveys and warrants to Dorothy O. Sunderland, trustee of the Dorothy O. Sunderland trust dated 02/08/93

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

Unit A Birchcrest North Condo
Legal description is attached hereto and by this reference made a part hereof.

Assessor's Property Tax Parcel/Account Number(s): 4604-000-001-0000

SUBJECT TO: Subject To's are attached hereto and by this reference made a part hereof.

Dated: January 21, 2000

Robert W. Fisher
Robert W. Fisher

Gloria J. Fisher
Gloria J. Fisher

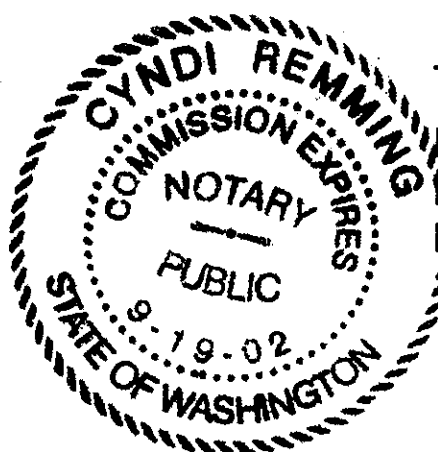
State of Washington

}ss.

County of ~~Snohomish~~ Skagit

I certify that I know or have satisfactory evidence that Robert W. Fisher and Gloria J. Fisher is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-27-00



Cyndi Remington
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires 9-19-02

33626
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 31 2000

Amount Paid \$2,142.00
Skagit County Treasurer
By: AD Deputy

LEGAL

DESCRIPTION: EXHIBIT 'A'

Unit A, of "BIRCHCREST NORTH CONDOMINIUM", according to the Condominium Plan and Survey Map delineating said unit, recorded in Volume 15 of Plats, pages 89 and 90, under Skagit County Auditor's File No. 9306090140.

TOGETHER WITH an undivided 23.67% interest in the common areas and facilities appertaining to said unit, and including therein limited common areas and facilities so appertaining, according to the Condominium Declaration recorded under Skagit County Auditor's File No. 9306090141.

INCLUDING THEREIN, Garage No. A.

Situate in the County of Skagit, State of Washington



200001310070
Kathy Hill, Skagit County Auditor
1/31/2000 Page 2 of 6 11:59:21AM

UNZOT
subject to:
Assessments, if any, due and owing Birchcrest North Condominium Owners Association.

A. Easement provision set forth on the face of the plat as follows:

"An easement is hereby reserved for, and granted to Puget Sound Power and Light Company, a Nationwide Cablevision Company, and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, together with the right to enter upon lots at all times for the purpose stated."

B. Mineral reservation contained in deed through which title is claimed from the United States of America, dated January 1, 1944, recorded April 25, 1944 under Auditor's File No. 370943, as follows:

"Reserving to the United States of America of 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated:	December 20, 1974
Recorded:	December 23, 1974
Auditor's No.:	811522
Executed By:	Country Club Estates

D. The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course, in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

- Continued -



200001310070

Kathy Hill, Skagit County Auditor

1/31/2000 Page 3 of 6 11:59:21AM

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

For: Undisclosed
In Favor Of: Skyko Development Company, a Washington Corporation
Recorded: November 21, 1975
Auditor's No.: 826438
Affects: The South 36 feet

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

For: Sewer line purposes; a permanent easement for the construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto
In Favor Of: The City of Burlington, a municipal corporation
Recorded: December 13, 1974
Auditor's No.: 811172
Affects: Over and across a 10 foot strip in that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., lying Northwesterly of the Harvey Smith County Road #122 (also known as Avon-Allen Road) as the same existed on November 2, 1954, the centerline of said strip is described as follows:

Beginning at the intersection of the West line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northwesterly line of said County road; thence North $9^{\circ}54'$ West along said West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 43.81 feet to the true point of beginning of said centerline; thence South $61^{\circ}07'$ East a distance of 18.91 feet to the Northwesterly line of said County road.

- Continued -



200001310070

Kathy Hill, Skagit County Auditor

1/31/2000 Page 4 of 6 11:59:21AM

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

For: Construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline
In Favor Of: The City of Burlington, a municipal corporation
Recorded: December 5, 1974
Auditor's No.: 810832
Affects: That certain 10 foot strip of land running over and across the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., the center line of which is described as follows:

Beginning at the Northeast corner of said subdivision; thence South $0^{\circ}54'00''$ East along the East line of said subdivision 644.14 feet; thence continued South $0^{\circ}54'00''$ East 95.40 feet to the Northwesternly margin of County road No. 122; thence Southwesterly along said Northwesternly margin 82.97 feet on the arc of a curve to the left, the center of which bears South $60^{\circ}38'46''$ East (central angle - $12^{\circ}14'57''$, R=388.10); thence North $61^{\circ}07'00''$ West (on a line that is parallel with and 25 feet Southwesterly from the Southwesterly exterior wall of that certain residence described in contract recorded under Auditor's File No. 609819) a distance of 231.53 to the Southeasterly margin of that certain 30 foot access road shown on the "PLAT OF COUNTRY CLUB ADDITION NO. 1" as per plat recorded in Volume 8 of Plats, page 19; thence North $28^{\circ}35'$ East a distance of 119.61 feet to the true point of beginning of said center line; thence South $61^{\circ}07'$ East a distance of 201.22 feet, more or less, to the Easterly line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said point being the terminal point of said centerline.

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

For: A buried drain line
In Favor Of: Skyo Development Company, a Washington Corporation
Recorded: June 4, 1976
Auditor's No.: 836296
Affects: A tract of land 10 feet wide lying 5 feet on either side of the following described centerline, all being in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., the centerline of said tract more particularly being described as follows:

- Continued -



H. Continued:

Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2; thence South $0^{\circ}54'$ East along the East line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2 a distance of 712.44 feet to the true point of beginning of said described centerline; thence North $61^{\circ}07'$ West a distance of 204.70 feet to the terminus of said described line, and also a tract of land 10 feet wide lying West of and adjacent to the following described line, all being in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., the centerline of said tract being more particularly described as follows:

Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2; thence South $0^{\circ}54'$ East along the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2 a distance of 739.64 feet to the true point of beginning of said described line to the Northerly margin of the county road known as the Avon-Allen Road and to a point on a curve having a radius point bearing South $64^{\circ}43'11''$ East a distance of 388.10 feet; thence along the arc of said curve to a central angle of $12^{\circ}13'49''$ for an arc length of 82.84 feet to the terminus of said described line.

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

For:	Pipeline or pipelines
In Favor Of:	Natural Gas Corporation
Recorded:	October 4, 1956
Auditor's No.:	542450
Affects:	The exact location of said right of way is not disclosed on the record

J. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Sanitary Sewer Easement, Fill area, utilities
Area Affected:	As shown on the face of "Replat of Lot 31 of Country Club Estates

K. Regulations and requirements provided for in that certain "Declaration" dated June 1, 1993, recorded June 9, 1993, under Skagit County Auditor's File No. 9306090141, including, but not limited to, assessments levied by the homeowners' association.

Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominium" and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.



200001310070

Kathy Hill, Skagit County Auditor