

AFTER RECORDING MAIL TO:  
Joel G. Pratt and Angela M. Pratt  
706 Ball Street  
Sedro Woolley, WA 98284



200003210135

Kathy Hill, Skagit County Auditor  
3/21/2000 Page 1 of 3 1:26:53PM

Filed for Record at Request of  
Norwest Escrow Company  
Escrow Number: 04-00016-00

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

61477-1

Grantor(s): Stephen M. Zimmerman and Tammy L. Zimmerman  
Grantee(s): Joel G. Pratt and Angela M. Pratt

Abbreviated Legal: Lot(s) 4 Sedro Home Acreage Aka Lot 2, Short Plat #SW-1-99

Assessor's Tax Parcel Number(s): 4171-001-004-0600 R116011

THE GRANTOR Stephen M. Zimmerman and Tammy L. Zimmerman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joel G. Pratt and Angela M. Pratt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 2 of Sedro Woolley Short Plat no. 01-99, approved September 30, 1999, recorded October 15, 1999, as Auditor's File No. 199910150115, records of Skagit County, Washington, as being a portion of Lot 4, Plate No. 1 Sedro Home Acreage, Skagit County, Wash. 1904, as per plat recorded in Volume 3 of Plats, page 39, records of said County and State.

Subject to: Schedule B-1 attached hereto and made a part thereof.

Dated: March 6, 2000

Stephen M. Zimmerman

Tammy L. Zimmerman

34399  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 21 2000

Amount Paid \$ 1858.95  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit

}  
} SS:

I certify that I know or have satisfactory evidence that Steven M. Zimmerman & Tammy L. Zimmerman are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 14<sup>th</sup>, 2000



Carrie Huffer

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: December 31, 2003

Commitment No. B61477

### Schedule "B-1" Exceptions

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Jeffrey D. & Laura Beuse, husband  
and wife  
And: Charles A. & Muriel M. Young, husband  
and wife  
Dated: September 21, 1999  
Recorded: October 15, 1999  
Auditor's No.: 199910150116  
Regarding: Waiver of Protect and Special Power  
of Attorney

B. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: SW-01-99  
As Follows:

- 1.) Short Plat number and date of approval shall be included in all deeds and contracts.
- 2.) Basis-of-Bearings - Assumed N 88 degrees 32'35" East on the North line of the Northwest 1/4 of Section 26.
- 3.) Zoning - SF-1.
- 4.) Sewer - City of Sedro-Woolley.
- 5.) This Survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 6.) Water - Public Utility District No. 1 of Skagit County.
- 7.) The lots in this short plat are required to participate in any future ULID or LID for half street improvements on Pacific Street and Ball Street pursuant to a waiver of protest agreement filed under AF #199910150116.
- 8.) Future residential development on the lots in this short plat may be subject to streets, parks, fire, police and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits.



200003210135

Kathy Hill, Skagit County Auditor

Commitment No. B61477

### Schedule "B-1" Exceptions

- C. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: SW-01-99  
As Follows:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, (except that portion of Lot 1 which lies within the existing garage thereon), tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.

- D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-1-99  
Recorded: October 15, 1999  
Auditor's No: 199910150115

*[Handwritten Signature]*



200003210135

Kathy Hill, Skagit County Auditor