

AFTER RECORDING MAIL TO:  
John H. Wepler  
20325 Hwy 9  
Mount Vernon, WA 98274



200004050009  
Kathy Hill, Skagit County Auditor  
4/5/2000 Page 1 of 3 9:17:47AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-92912-E  
LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Associated S & L, LLC  
Grantee(s): John H. Wepler, Diana M. Wepler  
Abbreviated Legal: ptn NE1/4 NW1/4 & ptn NW1/4 NE1/4, 17-33-5 E W.M. aka Tr. 2 SP  
No. 90-82Lot 2, records of Skagit County, 17, 33, 5  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 330517-2-001-1200/P108141, 330517-0-001-0204/P102619

**THE GRANTOR** Associated S & L, LLC,  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to DIANA M. WEPPLER and JOHN H. WEPPLER, wife and  
husband  
the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

See Attached Exhibit B  
Dated this 31st day of March, 2000

By Associated S & L, LLC

By [Signature]  
Lisa M. Holtz, Managing Member

By [Signature]  
Sandra K. Ostelaza, Managing  
Member

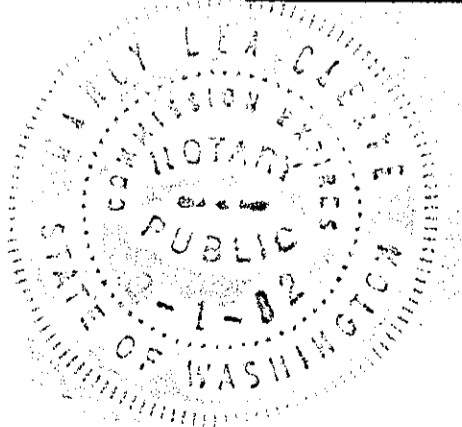
By \_\_\_\_\_

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra K. Ostelaza and Lisa Holtz  
signed this instrument, on oath stated that they authorized to  
execute the instrument and acknowledged it as the Managing Members  
of Associated S & L, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: March 31st, 2000

[Signature]  
Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9-1-02



34663  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 05 2000

Amount Paid \$ 535.50  
Skagit Co. Treasurer  
By [Signature] Deputy

## Exhibit A

### PARCEL "A":

Lot 2, Short Plat No. 90-82, approved July 1, 1990, recorded July 3, 1991, in Book 9 of Short Plats, page 385, under Auditor's File No. 9107030007, and being a portion of the North-east  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and of the Northwest  $\frac{1}{4}$  of the North-east  $\frac{1}{4}$  of Section 17, Township 33 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across "CAVANAUGH COURT" as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running North and South through the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 33 North, Range 5 East, W.M., which lies East of the centerline of said right of way and within said subdivision, and which lies between the Westerly extension of the Northerly and Southerly lines of said Lot 2, SP No. 90-82.

Situate in the County of Skagit, State of Washington.



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4/5/2000 Page 2 of 3 9:17:47AM

Exhibit B

SUBJECT TO Reservation contained in Deed recorded June 21, 1913, under Auditor's File No. 97183; Right of way recorded October 28, 1913, under Auditor's No. 99016; Right of way recorded September 14, 1956 under Auditor's File No. 541540; Easement recorded September 26, 1924 under Auditor's No. 177547; Mineral reservations recorded December 8, 1986, under Auditor's File No. 8612080087; Declaration of Protective Covenants recorded under Auditor's No. 8812200042; Notes contained on face of Short Plat No. 90-82; Easement disclosed by Short Plat; Easement recorded under Auditor's No. 9305270052.

ALSO SUBJECT TO a Deed of Trust in favor of Jerry Hammer and Lurline Hammer, as Beneficiaries and Associated S & L, LLC, as Grantors and recorded under Auditor's File No. 200004040068, which Deed of Trust obligation the Grantor herein agrees to continue to pay according to its terms and conditions and in accordance with the terms and conditions of the "all-inclusive" Deed of Trust being recorded simultaneously herewith.

ALSO SUBJECT TO Easement recorded under Auditor's File No. 200004040069; Declaration of Covenants, conditions and restrictions recorded under Auditor's File No. 200004040070.



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4/5/2000 Page 3 of 3 9:17:47AM