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Kathy Hill, Skagit County Auditor  
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RETURN TO:

Law Office of  
Bradford E. Furlong, P.S.  
825 Cleveland Avenue  
Mount Vernon, Washington 98273

Document Title: Statutory Warranty Deed

P93175  
LAND TITLE COMPANY OF SKAGIT COUNTY

Reference number of documents assigned or released: N/A

Grantor: The James Wilbor Cecil Revocable Trust Dated June 6, 1983  
James Wilbor Cecil, Trustee

Grantee: Carl Eric Zimmerman and Pearl Grace Harrison Zimmerman


Legal Description: (see full legal on attached as Exhibit A)

Lot 46 & ptn of "D" SP.21-89 in 10 & 15-34-1 E. W.M.

Assessor's Parcel/Tax I.D. Number: 340110-0-020-0508/P19094  
340115-1-001-1007/P19489

# 34996  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

APR 27 2000

Amount Paid \$ 2601.00  
Skagit County Treasurer  
By:  Deputy

## STATUTORY WARRANTY DEED

The Grantor, The James Wilbor Cecil Revocable Trust Dated June 6, 1983, James Wilbor Cecil, Trustee, for and in the consideration of Ten Dollars (\$10) and other consideration in hand paid, conveys and warrants to Grantee, Carl Eric Zimmerman and Pearl Grace Harrison Zimmerman, husband and wife, the following described real estate:

See Exhibit A attached hereto.

SUBJECT TO those items set forth in Exhibit B.

Dated this 24 day of APRIL, 2000.

James Wilbor Cecil  
James Wilbor Cecil, Trustee

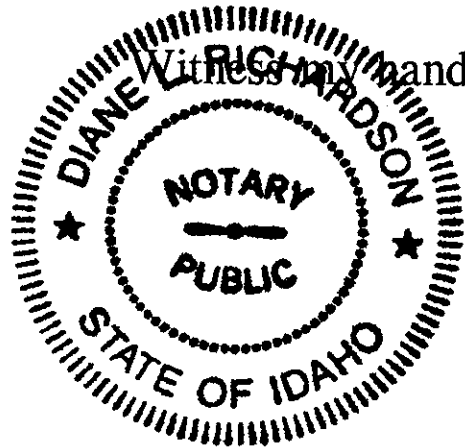
The James Wilbor Cecil Revocable Trust Dated June 6, 1983

STATE OF Idaho

SS.

COUNTY OF Teton

On this 24<sup>th</sup> day of April, 2000, before me, the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared James Wilbor Cecil, Trustee, The James Wilbor Cecil Revocable Trust Dated June 6, 1983, to me known to be the trustee of the trust that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.



Witness my hand and official seal hereto affixed the day and year first above written.

Diane L. Richardson

Notary Public in and for the State of Washington

Residing at Driggs, Idaho

Printed Name: Diane L. Richardson



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EXHIBIT A

PARCEL A:

Lot 46 of SKAGIT COUNTY SHORT PLAT NO. 21-89 as approved July 19, 1989, and recorded July 25, 1989, in Volume 8 of Short Plats, page 149, under Auditor's File No. 8907250059, records of Skagit County, Washington; being a portion of Government Lot 3, Section 10, Township 34 North, Range 1 East of the Willamette Meridian, and of Lot 3-A of revised Short Plat No. 2-83, as recorded in Volume 6 of Short Plats, page 146, records of Skagit County, Washington.

PARCEL B:

That portion of Tract D of Short Plat No. 21-89 as approved July 19, 1989, and recorded July 25, 1989, in Volume 8 of Short Plats, page 149, under Auditor's File No. 8907250059, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 46 of said Short Plat; thence South  $65^{\circ}12'45''$  East, along the South line of said Lot 46, a distance of 100.10 feet to the most Southerly point of said Lot 46;  
thence South  $37^{\circ}14'16''$  West, a distance of 35 feet;  
thence North  $58^{\circ}30'32''$  West, a distance of 105.38 feet to the Northwesternly line of said Tract D, being also the Southeasterly line of Lot 8 of Plat of Seaview Division No. 1;  
thence North  $53^{\circ}44'16''$  East, a distance of 25.00 feet to the point of beginning.

Situate in Skagit County, Washington

-END OF EXHIBIT A -



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## EXHIBIT B

### A. TERMS AND PROVISIONS OF THAT CERTAIN CONTRACT:

By: O. B. McCorkle and Esther M. McCorkle,  
husband and wife; and  
Between: Del Mar Community Service, Inc., a  
Washington corporation  
Dated: July 19, 1962  
Recorded: January 9, 1963  
Auditor's No.: 630694, records of Skagit County, WA  
Providing For: Among other matters, the development of the  
water system and other facilities and issuance  
of certificates of membership

SAID AGREEMENT HAS BEEN MODIFIED AND/OR AMENDED BY INSTRUMENTS:

Recorded: April 13, 1990 and June 28, 1991  
Auditor's No.: 9004130116 and 9106280127

### B. COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: November 16, 1989  
Auditor's No.: 8911160033

SAID COVENANTS HAVE BEEN AMENDED BY INSTRUMENT:

Recorded: May 23, 1991  
Auditor's No.: 9105230047

SAID COVENANTS HAVE BEEN AMENDED BY INSTRUMENT:

Recorded: December 5, 1995  
Auditor's No.: 9512050088

### C. ANY UNPAID ASSESSMENTS OR CHARGES, AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, FOR WHICH A LIEN MAY HAVE ARISEN (OR MAY ARISE), DISCLOSED BY INSTRUMENT:

Recorded: January 9, 1963  
Auditor's No.: 630694  
Imposed By: Del Mar Community Service, Inc.

### D. ANY UNPAID ASSESSMENTS OR CHARGES, AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, FOR WHICH A LIEN MAY HAVE ARISEN (OR MAY ARISE), DISCLOSED BY INSTRUMENT:

Recorded: November 16, 1989  
Auditor's No.: 8911160033  
Imposed By: Seaview Homeowners Association

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E. Notes contained on the face of Short Plat No. 21-89, 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 systems;
5. Water - Del Mar Community Water System;
6. In the event that the owners of any lots within the Short Plat petition the County Commissioners to include any of the private road into the county road system, it is hereafter agreed by said lot owners that the road shall first be constructed to the prevailing county standard and to the County Engineer's approval by said lot owners additionally any planters, landscaping or landscape features within the road right of way shall be removed by said owners.

F. CONDITIONS CONTAINED IN DEED, AS FOLLOWS:

Recorded: November 1, 1989  
Auditor's No.: 8911010085  
As follows: The property herein described will be combined or aggregated with contiguous property to be owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

(Affects Parcel "B")

G. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: July 12, 1993  
Auditor's No.: 9307120076  
(Copy attached)

END OF EXHIBIT B



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