



200005260118

Kathy Hill, Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

Name Mark K. VanDyke and Tammy J. VanDyke

Address P.O. Box 2416

City/State Mount Vernon, WA 98273

**Statutory Warranty Deed**

THE GRANTOR DAVID B. HAWTHORNE AND  
DEBORRAH K. HAWTHORNE, Husband and Wife

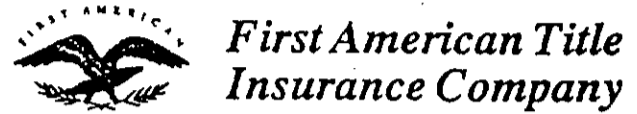
for and in consideration of TEN DOLLARS AND OTHER  
VALUABLE CONSIDERATION

in hand paid, conveys and warrants to MARK K. VANDYKE AND  
TAMMY J. VANDYKE,  
Husband and Wife

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

LOT C-1, SHORT PLAT NO. 41-85, APPROVED JANUARY 17, 1986, RECORDED  
JANUARY 20, 1986, IN BOOK 7 OF SHORT PLATS, PAGE 70, UNDER AUDITOR'S  
FILE NO. 8601200003 AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

SUBJECT TO EASEMENTS, CONDITIONS, CONVENANTS AND RESTRICTIONS PER  
ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.



FIRST AMERICAN TITLE CO.

62189-1

(this space for title company use only)

35482  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 26 2000

2983.50

Assessor's Property Tax Parcel/Account Number(s): 360235-1-005-0008

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

Dated May 23rd, 192000

[Signature]  
David B. Hawthorne

[Signature]  
Deborrah K. Hawthorne

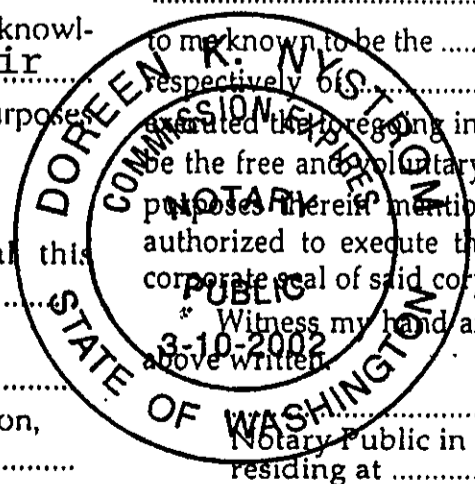
STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }  
COUNTY OF ..... } ss.

On this day personally appeared before me  
David B. Hawthorne and  
Deborrah K. Hawthorne  
to me known to be the individual described in and who  
executed the within and foregoing instrument, and acknowl-  
edged that they signed the same as their  
free and voluntary act and deed, for the uses and purposes  
therein mentioned.

On this.....day of ....., before me, the undersigned, a  
Notary Public in and for the State of Washington, duly commissioned and  
sworn, personally appeared ..... and  
.....  
to me known to be the ..... President and.....Secretary,  
respectively of.....the corporation that  
executed the foregoing instrument, and acknowledged the said instrument to  
be the free and voluntary act and deed of said corporation, for the uses and  
purposes therein mentioned, and on oath stated that .....  
authorized to execute the said instrument and that the seal affixed is the  
corporate seal of said corporation.

GIVEN under my hand and official seal this  
25th day of May 2000  
[Signature]  
Notary Public in and for the State of Washington,  
residing at Mount Vernon  
My appointment expires: 3-10-02



Witness my hand and official seal hereto affixed the day and year first  
above written  
.....  
Notary Public in and for the State of Washington,  
residing at .....  
My appointment expires: .....

SCHEDULE "B-1"

A. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: The Federal Land Bank of Spokane, a  
Corporation  
Recorded: February 4, 1944  
Auditor's No.: 368951  
As Follows:

"50 percent of all minerals including oil and gas in or under  
said land."

B. TERMS AND CONDITIONS OF SKAGIT COUNTY BOARD OF ADJUSTMENT WRITTEN  
ORDER CU-78-047, RECORDED UNDER AUDITOR'S FILE NO. 8206080006.

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.: 41-85  
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 indicated in  
all deeds and contracts.

3. Sewage Disposal - Individual Septic Systems

4. Water - Samish Farms Water Association

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Private Drive  
Affects: Westerly portion of subject property



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Thomas Henry and Sharon Henry,  
his wife  
Dated: July 17, 1990  
Recorded: July 25, 1990  
Auditor's No.: 9007250079  
Purpose: Grant of Easement

"Full and free right and liberty for him and them, his and their tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter, with or without vehicles, for all purposes connected with the use and enjoyment of said land of the Grantees, to pass and repass along said private road for the purpose of going to and from said land."

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Roger Vaara and Jayne Vaara,  
his wife  
Dated: July 28, 1990  
Recorded: August 30, 1990  
Auditor's No.: 9008300128  
Purpose: Grant of Easement

"Full and free right and liberty for him and them, his and their tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter, with or without vehicles, for all purposes connected with the use and enjoyment of said land of the Grantees, to pass and repass along said private road for the purpose of going to and from said land."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9008270099.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: August 25, 1990  
Recorded: September 6, 1990  
Auditor's No.: 9009060039  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location: West 10 feet of the subject property

H. TERMS AND CONDITIONS OF SAND FILTER SEWAGE SYSTEM INSTALLATION  
CONDITIONAL AGREEMENT RECORDED UNDER AUDITOR'S FILE  
NO. 9202070048.



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I. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:

Lawrence Frederick Goroski; Clara Belle  
Marie Goroski; Roger D. Vaara; Jayne C.  
Vaara and Thomas Henry

Dated:

July 15, 1998

Recorded:

July 31, 1998

Auditor's No:

9807310061

Regarding:

Use and Maintenance of Private Road

J. Terms and conditions of Skagit County Hearing Examiner Variance, No. VA-99-0581, as recorded  
March 14, 2000, under Skagit County Auditor's File No. 200003140046.



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