

AFTER RECORDING MAIL TO:

Anthony M Wyatt
407 S 10th
Mount Vernon, WA 98274



200009200030

, Skagit County Auditor

9/20/2000 Page 1 of 3 11:40:20AM

Filed for Record at Request of

Horizon Bank

A Savings Bank

Loan # 1050000499

FIRST AMERICAN TITLE CO.

63039-1

Statutory Warranty Deed

THE GRANTOR Jeffrey M Wood and April Joy Wood, Husband and Wife

for and in consideration of Ten and NO/100 Dollars (\$10.00) and
other good and valuable consideration
in hand paid, conveys and warrants to Anthony M Wyatt and Brit Wyatt, Husband and Wife

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

Lot 4 of Short Plat No. 91-12, located in the East 1/2 of the
Southwest 1/4 of the Southeast 1/4 of Section 11, Township 35
North, Range 4 East, W.M., approved May 1, 1991, and recorded in
Volume 9 of Short Plats, Page 355, under Auditor's File No.
9105060007, records of Skagit County, Washington, as further
identified by Survey recorded January 28, 1993 under Auditor's
File No. 9301280001 in Volume 13 of Surveys, Page 193, records of
Skagit County, Washington.

Subject To: See attached

Assessor's Tax Parcel/Account Number 350411-4-004-0200

Abbreviated Legal Description S11 T35 R4 Ptn SW-SE aka Lot 4 Short Plat #91-12

Dated this 15th day of September 2000

By

Jeffrey M Wood
Jeffrey M Wood (seal)

By

April Joy Wood
April Joy Wood (seal)

By

(seal)

By

(seal)

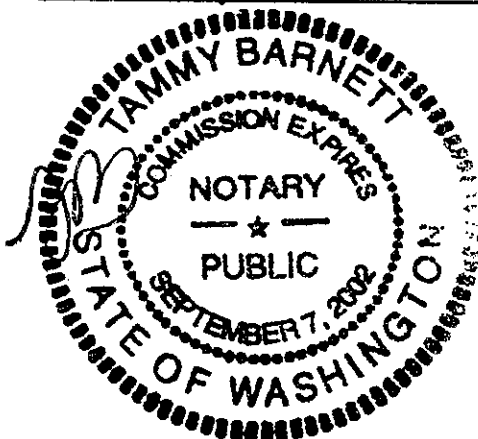
State of

County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey M Wood
April Joy Wood the person S who appeared before me, and said
person S acknowledged that they signed this instrument and acknowledged it to be free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated:

9-19-00



Notary Public in and for the State of Washington

Residing at Berlinton

My appointment expires: 9-7-2002

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID
37358

SEP 20 2000

Amount Paid \$ 2187.90
Skagit County Treasurer

By: Rh Deputy

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 91-12
As Follows:

1. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning - Residential (R)
4. Water - Individual Wells - Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
5. Sewer - Individual On-Site Sewage Systems - Alternative systems are proposed for Lots 1 through 4 of this Short Plat which may have special design, construction and maintenance requirements. See Health Officer for details.
6. Basis of Bearings - Assumed North 00 degrees 57'26" East on the East line of the Southeast 1/4 of Section 11.
7. The drainage easement shown hereon is 15' each side of the center of the drainage course. Skagit County shall have no obligation to assume any responsibility or cost for the maintenance or improvement of the drainage courses within this drainage easement.
8. Skagit County may require building set-backs from the top of the bank of the creek shown hereon.

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

Purpose: Drainage
Affects: A 30 foot strip of land



C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Unnamed Creek

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 24, 1992
Recorded: November 30, 1992
Auditor's No: 9211300115
Executed by: Donald R. Shirley and Patricia Shirley

E. Alternative sewage system site affecting the Southeasterly portion of said premises, as delineated on the face of said Short Plat.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 9, 1995
Recorded: March 17, 1995
Auditor's No: 9503170092
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

Being located as constructed or to be constructed on the above described property, described as follows:

The East 20 feet of the South 275 feet of the above described property.



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, Skagit County Auditor