



200012150051
Skagit County Auditor

12/15/2000 Page 1 of 2 12:02:38PM

RETURN TO:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

LAND TITLE COMPANY OF SKAGIT COUNTY

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 340406-2-006-0307/P23827

LOAN NUMBER: 5110091-401

P95123

STATUTORY WARRANTY DEED

THE GRANTOR Bernice H Topham, As Her Separate Estate

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to Gunnar Pedersen and Judy A. Pedersen, Husband and Wife

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

TRACT "B" OF SKAGIT COUNTY SHORT PLAT NO. 81-80, APPROVED SEPTEMBER 17, 1980 AND RECORDED SEPTEMBER 26, 1980 IN VOLUME 4 OF SHORT PLATS, PAGE 181, UNDER AUDITOR'S FILE NO. 8009260002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: SPECIAL EXCEPTIONS AS DISCLOSED IN EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Dated 12/07/00

PAID 38612

DEC 15 2000

2,692.80

Seller

Amount Paid \$
Skagit County Treasurer
By: DC Deputy

Seller Bernice H Topham

Seller

Seller

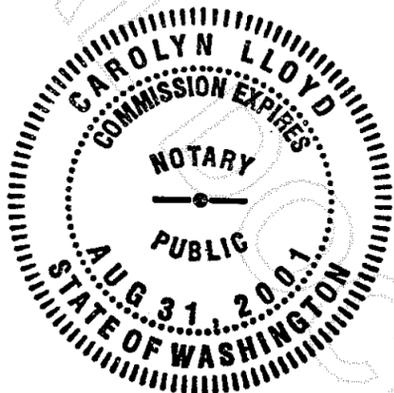
STATE OF Washington

County ss:

On this day personally appeared before me Bernice H Topham

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she ~~they~~ signed the same as ~~their~~ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of December, 2000



Notary Public in and for the State of Washington, residing at Mt Vernon

My appointment expires: 8-31-2001

EXHIBIT "A"
SPECIAL EXCEPTIONS

A. Provisions set forth on the face of the Short Plat, 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 tank;
5. Water - P.U.D. No. 1.

B H T

