



200103010001

Skagit County Auditor

3/1/2001 Page 1 of 3 8:49:12AM

RETURN TO:

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

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 340325-3-004-0107/P22748

LOAN NUMBER: 5019607-401

LAND TITLE COMPANY OF SKAGIT COUNTY

# STATUTORY WARRANTY DEED

THE GRANTOR Robert E. Dean, Jr. and Billie Jo Dean, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to Kenneth S. Bergsma, A Single Individual

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

LOT 1, SHORT PLAT NO. 99-0037, APPROVED JUNE 1, 2000 AND RECORDED JUNE 2, 2000 UNDER AUDITOR'S FILE NO. 200006020068, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. TOGETHER WITH AN EASEMENT, EXCLUSIVE TO THE OWNERS OF SAID TRACT 1, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EAST 8.8 FEET OF LOT 2 OF SAID SHORT PLAT NO. 99-0037. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To: As Hereto Attached In Exhibit "A" And By This Reference Made A Part Hereof.

# 39635

Dated 02/21/01

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 01 2001

Seller

Seller Robert E. Dean, Jr.

Amount Paid \$ 2103.75  
Skagit County Treasurer  
By: [Signature]

Seller

Seller Billie Jo Dean

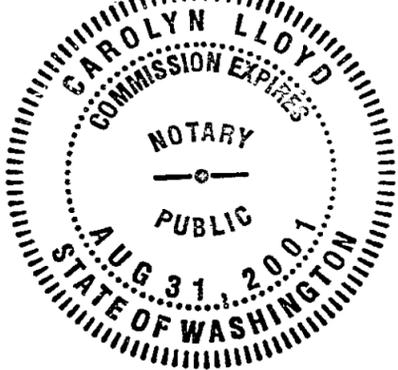
STATE OF Washington

County ss:

On this day personally appeared before me Robert E. Dean, Jr. and Billie Jo Dean

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

Given under my hand and official seal this 26 day of February, 2001.



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

My appointment expires: 8-31-2001

Exhibit "A"

A. Notes contained on the face of Short Plat No. 99-37, as follows:

1. This survey was performed in the field utilizing a LEICA TCA 1105 electronic theodolite;
2. Zoning - Agricultural - natural resource land (A-NRL);
3. Water - P.U.D. No. 1 of Skagit County;
4. Sewage Disposal - On-site septic and drainfield;
5. Short Plat Number and date of approval shall be included in all deeds and contracts;
6. Basis of Bearing - Assumed, The bearing between found monuments at the Southwest corner and the West  $\frac{1}{4}$  corner of Section 25 - North  $0^{\circ}48'25''$  East;
7. Vertical Datum -, NGVO 1828;
8. Developer - Robert E. Dean and Billie Jo Dean, 17219 Calhoun Road, Mt. Vernon, WA;
9. This survey has depicted existing fence lines and other occupation lines in accordance with W.A.C. CH. 322.130. These occupational indicators may indicate, a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
10. All maintenance and construction of roads is the responsibility of the Homeowners Association with the lot owners as members;
11. A change in location of access may necessitate a change of address, contact Skagit County Planning and Permit Center;
12. Project benchmark is the top of Southwest "hold down" bolt nearest the letter "O" in the word "open" on fire hydrant, located as shown in detail on sheet 2 of 2. Elev. - 18.72 ft (NGVO 1828);
13. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District;
14. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.



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15. This property lies within an area designated agricultural by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, or from spraying, pruning and harvesting, which occasionally generate dust, smoke, noise and odor. Skagit County has established agriculture, as priority use on designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

B. Dedication contained on the face of Short Plat No. 99-37, as follows:

"Know all persons by these presents that we the undersigned owners in fee simple, hereby declare this short plat and dedicate to the use of the public forever the road shown on this short plat, and the use for any and all public purposes, not inconsistent with the use thereof from public highway purposes. Also all claims for damage by the owners and assigns against any governmental authority are waived which may be occasioned to the adjacent land by establishment, construction, drainage, and maintenance of said road."

C. Limited access as shown on the face of Short Plat No. 99-37.

D. COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT:

Recorded: February 2, 2001  
Auditor's No.: 200102020004

REN Bgg



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, Skagit County Auditor