

**AFTER RECORDING MAIL TO:**  
Timothy Wilson  
21588 Lafayette Road  
Sedro Woolley, WA 98284

200103010059

, Skagit County Auditor

3/1/2001 Page 1 of 2 11:49:40AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00231-01

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

P95954

Grantor(s): Donald H. Conrad, Jr. and Kris Conrad

Grantee(s): Timothy S. Wilson and Donna A. Wilson

Abbreviated Legal:

Ptn SW 1/4 SE 1/4, 27-35-4 E W.M. aka Tr. 1 SP No. 92-78

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350427-4-005-0100 P37918

**THE GRANTOR** Donald H. Conrad, Jr. and Kris Conrad, formerly Kristi J. Smith, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Timothy S. Wilson and Donna A. Wilson, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Tract 1 of Skagit County Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978 in Book 3 of Short Plats, page 45, under Auditor's File No. 892507, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated February 27, 2001

*Donald H. Conrad Jr.* 39640 *Kris Conrad*  
Donald H. Conrad, Jr. Kris Conrad  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

**MAR 01 2001**

Amount Paid \$ 2,662.20  
Skagit County Treasurer

By: DC Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Donald H. Conrad, Jr. and Kris Conrad

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he / she / they signed this instrument and acknowledge it to be his / her / their  
free and voluntary act for the uses and purposes mentioned in this instrument.

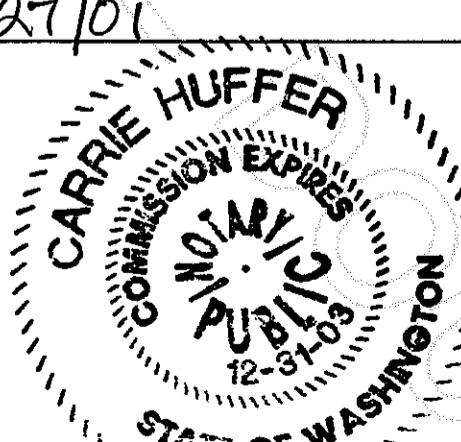
Dated: 2/27/01

*Carrie Huffer*

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



Schedule "B-1"

P-95954

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County  
Purpose: Road and utilities  
Area Affected: North 5 feet of subject property  
Dated: December, 1978  
Recorded: December 7, 1978  
Auditor's No.: 892664  
Official Records: Volume 343, page 242

B. The face of the Short Plat contains the following:

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 - P.U.D.

dc

KC



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Skagit County Auditor

3/1/2001 Page 2 of 2 11:49:40AM