

200103200073
Skagit County Auditor
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Return To:

RYAN D SAKUMA
9909 AVON ALLEN ROAD
BOW WA 98232

Assessor's Parcel or Account Number:

LAND TITLE COMPANY OF SKAGIT COUNTY

350324-3-004-0008

[Space Above This Line For Recording Data]

P 95774

STATUTORY WARRANTY DEED

THE GRANTOR GLENN SAKUMA, STEVE SAKUMA, RICHARD SAKUMA, RONALD D. SAKUMA, JOHN SAKUMA and
BRYAN SAKUMA, EACH AS THEIR SEPARATE ESTATES
for and in consideration of ten dollars and other good and valuable
consideration
in hand paid, conveys and warrants to RYAN D SAKUMA, A SINGLE PERSON

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

LOT 1, SHORT PLAT NO. PL-00-0224, AS APPROVED SEPTEMBER 29,
2000 AND RECORDED OCTOBER 17, 2000, UNDER AUDITOR'S FILE NO.
200010170118, AND BEING A PORTION OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST,
W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

39924
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 20 2001

Dated March 1, 2001

Amount Paid \$ 1456.56
Skagit Co. Treasurer
By Deputy

SEE ATTACHED SIGNATURE LINES AND ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF

On this day personally appeared before me

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

GIVEN under my hand and official seal this
day of, 20

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

My commission expires:

STATE OF WASHINGTON

COUNTY OF

On this day of
20, 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.

Witness my hand and official seal hereto affixed the day &
year first above written.

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

My commission expires:

EXCEPTIONS:

A. NOTES CONTAINED ON THE FACE OF SHORT PLAT NO. PL-00-0224, 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. Comprehensive plan designation, agricultural NRL Zoning, Agricultural.
- The subdivider has entered into a Conservation Easement Agreement with Skagit County involving the property shown hereon. Said agreement provides for the creation of these lots that would otherwise be substandard in the agricultural zone. The Conservation Easement is recorded under Skagit County Auditor's File No. 200010170117.
4. Sewage Disposal: Individual Septic System, Conventional Systems.
 5. Water: Skagit County P.U.D. No. 1;
 6. • - Indicates iron rebar set with yellow cap - Survey Number Lisser 22960.
 - o - Indicates existing rebar or iron pipe found.
 7. Meridian: Assumed;
 8. Basis of bearing: Monumented West line of the Southwest ¼ of Section 24, Township 35 North, Range 3 East, W.M. Bearing = North 0°00'32" West;
 9. Survey description is from Land Title Company Subdivision Guarantee Order No. S-92171 dated January 12, 2000.
 10. For additional survey and subdivision information see record of survey maps recorded in Volume 7 of Surveys, page 20, Volume 18 of Surveys, page 105, records of Skagit County, Washington.
 11. This property is subject to and together with easements, reservations, restrictions, covenants, liens and other instruments of record including but not limited to those instruments described in the title report mentioned in note number 9 above and being recorded under Skagit County Auditor's File Numbers 751108, 200001070010, and 506601.
 12. Instrumentation: Lietz Set 4A Theodolite distance meter.
 13. Survey procedure: Field Traverse.

- Continued -



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, Skagit County Auditor

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EXCEPTIONS CONTINUED:

A. (Continued):

14. 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 officially designated boundary of a Skagit County Fire District.
15. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
16. Lot 1 and 2 of this property is located in Flood Zone B;
Bench mark: North rim of monument case at the Southwest Section corner;
Elevation = 23.18;
Datum = NGVD'29;
17. Buyer should be aware that portions of Lot 3 of this Short Subdivision are located in the floodplain and significant elevation may be required for the first floor construction;
18. Lot 3 is not for residential building purposes. The residential development rights on this parcel have been exhausted through granting of a Conservation Easement. See document referenced under note 3 above.
19. This property lies within an area designated as agriculture 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, including herbicides, pesticides and fertilizers, or from spraying, pruning, and harvesting, which occasionally generates dust, smoke, noise and odor. Skagit County has established agriculture as a 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.
20. The 50-foot wide easement recorded under Auditor's File Number 506601 is centered along the actually laid pipe. The centerline shown hereon is based upon the location as marked by the pipeline company in June 2000. Unrecorded pipeline maps prepared for Trans Mountain Oil Pipeline Corporation by Edward W. Gooch in 1954 show the pipeline to be further East than the position as shown hereon.
21. Prior to or in conjunction with obtaining a building permit for Lot 2, drainage improvements as specified by Ravnik & Associates in the drainage analysis for Bryan Sakuma three-lot Short Plat, dated April 17, 2000 must be completed.
22. Some or all of the consentors to this Short Plat have ownership interest in contiguous property. The Skagit County Assessor's Office has identified these parcels with the following numbers P-34784 and P-34772.

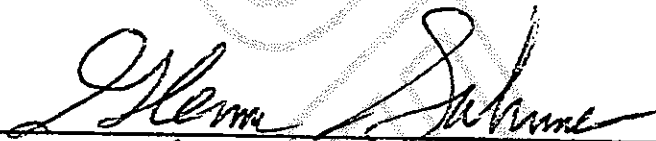



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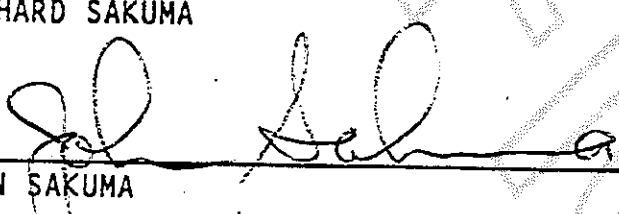
Sellers


GLENN SAKUMA
STEVE SAKUMA
RICHARD SAKUMA
RONALD D. SAKUMA
JOHN SAKUMA
BRYAN SAKUMA


Seller Signatures

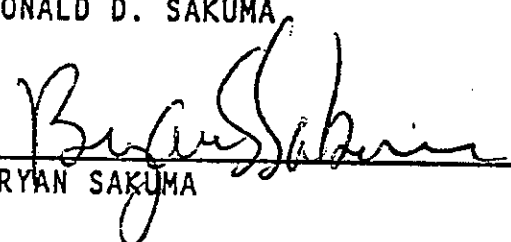

GLENN SAKUMA - Seller


RICHARD SAKUMA - Seller


JOHN SAKUMA - Seller


STEVE SAKUMA - Seller


RONALD D. SAKUMA - Seller


BRYAN SAKUMA - Seller



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STATE OF WASHINGTON, }
County of Skagit } ss.

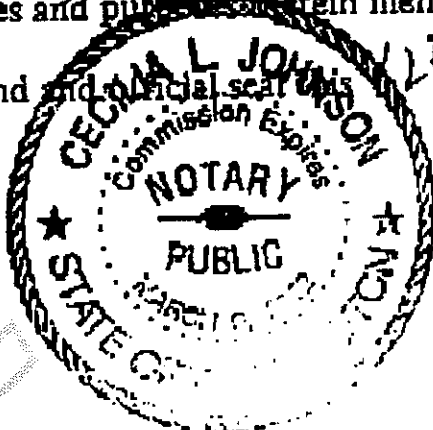
On this day personally appeared before me

Steve Sakuma

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

GIVEN under my hand and official seal this

day of March, 2001



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

ACKNOWLEDGMENT, INDIVIDUAL

Form No. W-16

STATE OF WASHINGTON, }
County of Skagit } ss.

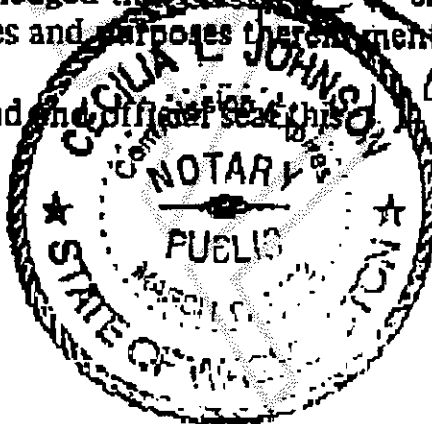
On this day personally appeared before me

Ronald D Sakuma

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

GIVEN under my hand and official seal this

day of March, 2001



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residing at Mount Vernon

ACKNOWLEDGMENT, INDIVIDUAL

Form No. W-16

STATE OF WASHINGTON, }
County of Skagit } ss.

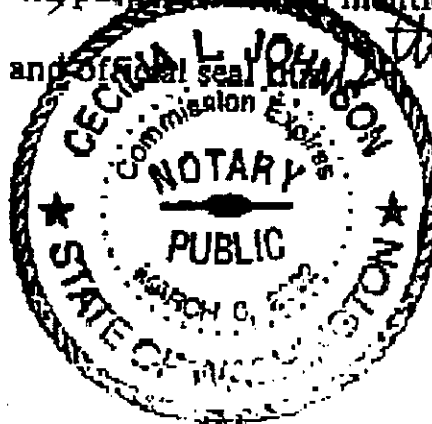
On this day personally appeared before me

Bryan Sakuma

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

GIVEN under my hand and official seal this

day of March, 2001



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ACKNOWLEDGMENT, INDIVIDUAL

Form No. W-16



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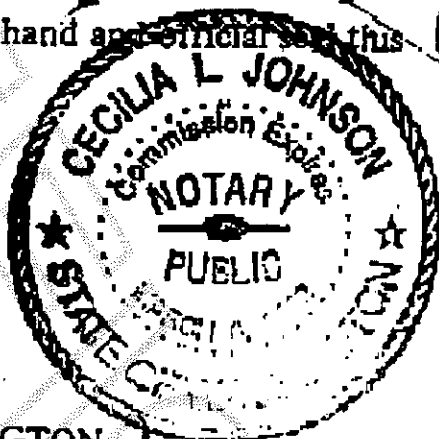
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STATE OF WASHINGTON, }
County of Skagit } ss.

On this day personally appeared before me Glenn Sakuma
to me known to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that he signed the same as hus free and voluntary
act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of March, 2001



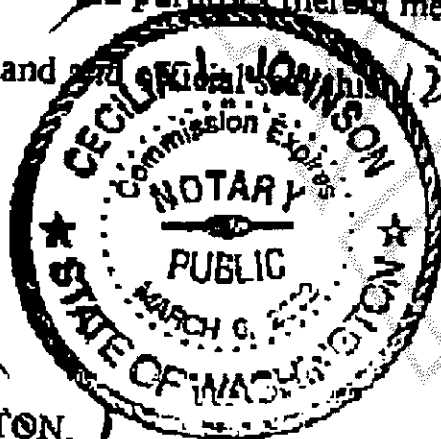
ACKNOWLEDGMENT, INDIVIDUAL
Form No. W-16

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

STATE OF WASHINGTON, }
County of Skagit } ss.

On this day personally appeared before me Richard Sakuma
to me known to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that he signed the same as hus free and voluntary
act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of March, 2001



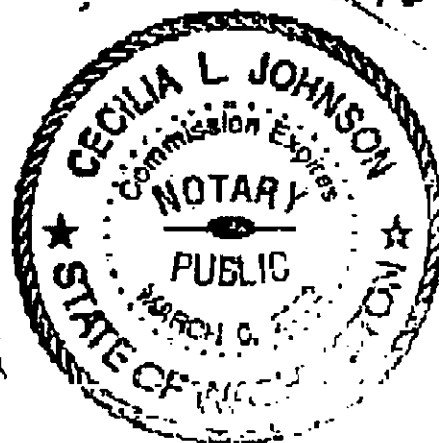
ACKNOWLEDGMENT, INDIVIDUAL
Form No. W-16

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

STATE OF WASHINGTON, }
County of Skagit } ss.

On this day personally appeared before me John Sakuma
to me known to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that he signed the same as hus free and voluntary
act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of March, 2001



ACKNOWLEDGMENT, INDIVIDUAL
Form No. W-16

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



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