

WHEN RECORDED RETURN TO

Name Larry J. Quesnell

Address 14311 Hillwood Dr

City, State, Zip Bow, WA 98232



200107200143  
Skagit County Auditor

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LAND TITLE  
COMPANY

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY OF SKAGIT COUNTY

097577

### Statutory Warranty Deed

THE GRANTOR **FREDERIC PETERSEN AND MARITA PETERSEN, Husband and Wife**  
for and in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**  
in hand paid, conveys and warrants to **LARRY J. QUESNELL, A SINGLE MAN**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

LOT 2, OF SHORT PLAT NO. 93-053, APPROVED MAY 5, 1994, RECORDED  
MAY 25, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 75, UNDER  
AUDITOR'S FILE NO. 9405250035, RECORDS OF SKAGIT COUNTY,  
WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN EASEMENT FOR INGRESS,  
EGRESS AND UTILITIES PRIMARILY 60 FEET IN WIDTH AS SET FORTH IN  
THAT CERTAIN "ROAD EASEMENT AND MAINTENANCE AGREEMENT", RECORDED  
UNDER AUDITOR'S FILE NO. 9403040116, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER  
ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Dated...July 20th...2001.....

Tax #350332-0-027-0201  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

Frederic Petersen  
(Individual) **Frederic Petersen**  
Marita Petersen  
(Individual) **Marita Petersen**

By .....  
(President)  
By .....  
(Secretary) Amount Paid \$ 2088.45  
Skagit County Treasurer  
By: man Deputy

42011  
JUL 20 2001

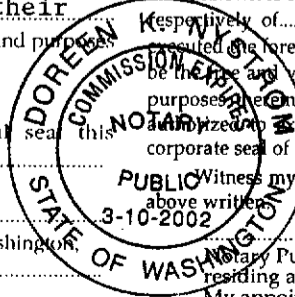
STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }  
COUNTY OF ..... } ss.

On this day personally appeared before me  
**Frederic and Marita Petersen**  
to me known to be the individual described in and who  
executed the within and foregoing instrument, and acknowl-  
edged that they signed the same as their  
free and voluntary act and deed, for the uses and purposes  
therein mentioned.

On this.....day of ....., 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 their 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.

GIVEN under my hand and official seal this  
20th day of July 2001  
Doreen K. Nystrom  
Notary Public in and for the State of Washington,  
residing at Mount Vernon  
My appointment expires: 3/10/02



Witness my hand and official seal hereto affixed the day and year first  
above written  
Notary Public in and for the State of Washington,  
residing at .....  
My appointment expires: .....

Schedule "B-1"

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric transmission system  
In Favor Of: Puget Sound Power & Light Company  
Recorded: December 1, 1981  
Auditor's No.: 8112010010  
Affects: A strip of land 10 feet in width, the centerline of which is described as follows:

Beginning at a point on the South line of the subject property, approximately 70 feet East of the Southwest corner thereof; thence North 5 feet; thence West approximately 45 feet; thence North approximately 405 feet; thence Northwesterly approximately 165 feet to its terminus.

B. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:

Between: William D. Frans, Jr. et ux  
And: Skagit County  
Dated: July 8, 1981  
Recorded: July 8, 1981  
Auditor's No.: 8107080028

C. Non-exclusive easement for ingress, egress and utilities in favor of Randall L. Hawkinson and Margaret Kapka Hawkinson, husband and wife over the East 30 feet of the South 815.73 feet as disclosed in deed recorded March 3, 1982, under Auditor's File No. 8203030040.

D. The effect, if any, of that certain instrument recorded February 15, 1983, under Auditor's File No. 8302150021 wherein certain parties accept the fence lines as the legal boundaries of this and other property.

E. TERMS AND CONDITIONS OF VARIANCE APPROVAL:

Executed By: County of Skagit  
Recorded: December 14, 1993  
Auditor's No.: 9312140049

F. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: William D. Frans, Jr. and Janice J. Frans, husband and wife  
And: Dan Peck and Becky Peck, husband and wife  
And: Lyle Leslie Zahn, III, a single man  
Dated: November 23, 1993  
Recorded: March 4, 1994  
Auditor's No.: 9403040116  
Regarding: A 60 foot wide non-exclusive easement, perpetual easement for ingress, egress, and utilities.



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, Skagit County Auditor

Schedule "B-1"

EXCEPTIONS CONTINUED:

F. (continued):

Said Agreement is a re-recording of Auditor's File No. 9402080081.

G. The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

H. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

|                    |  |
|--------------------|--|
| Declaration Dated: | Not disclosed  |
| Recorded:          | December 11, 1995  |
| Auditor's No.:     | 9512110057   |
| Executed By:       | William D. Frans, Jr. and Janice J. Frans,<br>husband and wife |

I. Notes contained on the face of the Short Plat No. 93-053, 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. Water - Individual wells; Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. The 100 foot radius well protection zone for individual water systems on Lots 2, 3 and 4 must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as recorded covenants or easements.
4. Sewer - Individual on-site sewage systems. Alternative systems are proposed for Lots 1 thru 4 of this Short Plat which may have special design, construction, and maintenance requirements. See Health Officer for details.
5. The subject property may be affected by easements or restrictions in instruments filed in: AF#8112010010; AF#8107080028; AF#9312140049; AF#9403040116.
6. The well protection easement is provided to protect the well on Lot 1 from potential sources of contamination. Sewage and solid waste disposal, animal raising and hazardous chemical application is prohibited.

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Schedule "B-1"

EXCEPTIONS CONTINUED:

I. (continued):

7. 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 a Skagit County Fire District.

8. Change in location of access may necessitate a change of address. Contact Skagit County Public Works.

9. The asterisked bearings and distances along the West line are shown for true area calculations only. The existing fence is the boundary and is veiled by blackberries and other brush.

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

Purpose: Well protection  
Affects: A 100 foot radius circle

K. 45 foot radius cul-de-sac easement for ingress, egress and utilities as shown on said Short Plat.

L. Matters in Survey, including but not limited to, location of fence lines.

FILED: May 25, 1994  
VOL./PG.: Volume 11 of Short Plats, page 75  
AUDITORS FILE NO.: 9405250035



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