

AFTER RECORDING MAIL TO:

Marianne Gaertner  
18735 Jolly Road  
Burlington, WA 98233



200108020149  
Skagit County Auditor  
8/2/2001 Page 1 of 2 4:06:07PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-97638-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Frieda K. Biedenweg  
Grantee(s): Marianne Gaertner  
Abbreviated Legal: Lot 72, SAMISH RIVER PARK, DIVISION NO. 1  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 3990-000-072-0017/P68772

**THE GRANTOR** FRIEDA K. BIEDENWEG, an imarried woman  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to MARIANNE GAERTNER, an unmarried woman and EUGENE A.\*\*  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 72, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume  
9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

\*\*GAERTNER and IRMTRAUD C. GAERTNER, husband and wife

See Attached Exhibit A

Dated this 31<sup>st</sup> day of July 2001

By Frieda K. Biedenweg  
Frieda K. Biedenweg

SKAGIT COUNTY WASHINGTON  
By [Signature]  
Real Estate Excise Tax  
PAID

PG 17

By

AUG 02 2001

STATE OF Washington

County of Skagit

Amount Paid \$ 734.40  
By: [Signature]  
Skagit County Treasurer  
Deputy

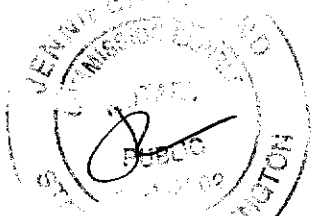
On this 31 day of July, 2001 before me personally appeared Irm A.,  
Dodterom, who executed the within instrument as Attorney in Fact  
for Frieda K. Biedenweg

and acknowledged to me that she signed and sealed the same as her free and voluntary act and  
deed as attorney in fact for Frieda K. Biedenweg

for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney  
authorizing the execution of this instrument has not been revoked and that the said Frieda K.  
Biedenweg is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



[Signature]  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow

My appointment expires: 10/01/2002

## Exhibit A

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS DATED AUGUST 10, 1967, RECORDED AUGUST 15, 1967, UNDER AUDITOR'S FILE NO. 703232, AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 1, 1967, RECORDED FEBRUARY 16, 1968, UNDER AUDITOR'S FILE NO. 710329, MODIFICATION OF DECLARATIONS AND RESTRICTIONS RECORDED APRIL 12, 1979, UNDER AUDITOR'S FILE NO. 7904120004; RIGHTS, CONDITIONS, PROVISIONS, EASEMENT AND RESTRICTIONS AS CONTAINED IN THE DEDICATION OF THE PLAT; THE FACE OF THE PLAT CONTAINS A "30 FOOT FLOOD CONTROL EASEMENT TYPICAL ON ALL WATERFRONT LOTS. SKAGIT COUNTY SHALL NOT BE RESPONSIBLE FOR ANY FLOOD CONTROL IMPROVEMENTS."; RIGHTS, CONDITIONS, PROVISIONS, EASEMENTS AND RESTRICTIONS AS CONTAINED IN THE DEDICATION OF THE PLAT; TERMS AND CONDITIONS OF THE ARTICLES OF INCORPORATION OF SAMISH RIVER PARK, INC. AND THEIR EFFECT ON THE SUBJECT PROPERTY AS DISCLOSED BY ADDENDUM THERETO RECORDED SEPTEMBER 22, 1995, UNDER AUDITOR'S FILE NO. 9509220088.



200108020149  
, Skagit County Auditor

8/2/2001 Page 2 of 2 4:06:07PM