

When Recorded Return to:
KAREN POIRER
700 N. Reed Street #36
Sedro Woolley WA 98284



200112310124
Skagit County Auditor

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Island Title Company
Order No: BE5722 MKP

B19357 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JOHNNY R. GILLAND, as his separate estate

for and in consideration of Forty-Eight Thousand and 00/100...(\$48,000.00) DOLLARS

in hand paid, conveys and warrants to

KAREN I. POIRER, an unmarried person

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

Abbreviated Legal Description: Lot 3, SP#SW-04-00, being ptn. NW NW, Sec. 24 T35N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 350424-0-068-0200 P117541

Subject to: Restrictions, reservations and easements of record.

Dated: December 28, 2001

Johnny R. Gilland (12-28-01)
JOHNNY R. GILLAND Date



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHNNY R. GILLAND the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: December 28, 2001

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004

44545
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 31 2001

Amount Paid \$ 854.40
Skagit County Treasurer
By: LP Deputy

SCHEDULE B-001

- 1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the exterior seven (7) feet of lots 1, 2, and 3, lying parallel with and adjoining Garden of Eden Road and Rowland Road, in which to construct, operate, maintain, repair, replace, and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service, and other utility services. Together with the right to enter upon said lots, at all times for the purposes herein stated.

- 2. Easement delineated on the face of said short plat;
For: North 7 feet of said premises
Affects: Utilities

- 3. Notes delineated on the face of said Short Plat, as follows:

- A. Short Plat number and date of approval shall be included in all deeds and contracts.
B. Zoning – SF-1.
C. Sewer – Individual onsite sewage disposal systems.
D. Water – P.U.D. No. 1 of Skagit County.
E. Impact fees will be required prior to issuance of building permits on Lots 2 and 3.
F. A clear vision triangle must be maintained at the corner of Garden of Eden Road and Rowland Road.
G. Future Development lines are shown to preserve future build out at maximum density. These lines or their equivalent will be treated as lot lines for future building permits.
H. Lot 2 and Lot 3 currently allow the construction of one single family residence or one duplex. Lot 2 would also be allowed to construct two single family residences as shown by the future development scheme upon availability of city sewers and completion of a future subdivision.

continued. [Signature]

[Barcode]
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SCHEDULE B-001
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4. Agreement waiver of Protest and Special Power of Attorney and the Terms and Conditions thereof;
Recorded: November 20, 2000
Auditor's File No. 200011200120, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



200112310124

Skagit County Auditor

Island Title Company

EXHIBIT 'A'

Description:

Order No: BE5722 MKP

Lot 3 of SEDRO WOOLLEY SHORT PLAT NO. SW-04-00, approved November 20, 2000 and recorded November 20, 2000 under Auditor's File No. 200011200119, being a portion of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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Skagit County Auditor

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