



200201110228

Skagit County Auditor

1/11/2002 Page 1 of 4 2:20PM

Document Title:

Statutory Warranty Deed

Reference Number:

\_\_\_\_\_

Grantor(s):

☐ additional grantor names on page \_\_\_\_.

1. Smith, John W

3. Kitsap Land Corporation

2. Smith, Joyce E

Grantee(s):

☐ additional grantee names on page \_\_\_\_.

1. Allison, Darrin S.

2.

Abbreviated legal description:

☐ full legal on page(s) 3.

31-36-11

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_.

P51922



LAND TITLE  
COMPANY

THIS SPACE PROVIDED FOR RECORDER'S USE:

WHEN RECORDED RETURN TO

Name.....

Address.....

City, State, Zip.....

### Statutory Warranty Deed

THE GRANTOR s JOHN W. SMITH and JOYCE E. SMITH, husband and wife; and KITSAP LAND CORPORATION, a Washington corporation, each as to an undivided one-half interest

for and in consideration of Ten Dollars and Other Valuable Considerations

in hand paid, conveys and warrants to DARRIN S. ALLISON, a single person

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

See EXHIBIT "A", LEGAL DESCRIPTION, attached hereto and made a part hereof by reference.

SUBJECT TO: Easements, restrictions, reservations, covenants, conditions and agreements of record, INCLUDING those EXCEPTIONS identified in Schedule "B-1", attached hereto and made a part hereof.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 26, 1995, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on August 21, 1995, Rec. No. 9554 (\$688.50)

Dated July 26

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Fulfillment  
JAN 11 2002

KITSAP LAND CORPORATION

By: *Kenneth C. Hunter*  
Kenneth C. Hunter, PRESIDENT

Amount Paid  
Skagit Co. Treasurer

By *[Signature]* Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

On this day personally appeared before me  
JOHN W. SMITH and JOYCE E. SMITH  
to me known to be the individual described in and  
who executed the within and foregoing instrument,  
and acknowledged that they signed the same  
as their free and voluntary act and deed,  
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this  
26th day of July, 1995.

*Darla K. Cave-Schmidt*  
Notary Public in and for the State of Wash-  
ington, residing at *Rock Port*

Comm. EXPIRES: 10-31-98  
PRINTED NAME: Darla K. Cave-Schmidt  
LT 7A

On this 26th day of July, 1995,  
before me, the undersigned, a Notary Public in and for the State of Wash-  
ington, duly commissioned and sworn, personally appeared  
KENNETH C. HUNTER  
and  
to me known to be the President and Secretary,  
respectively, of KITSAP LAND CORPORATION  
the corporation that executed the foregoing instrument, and acknowledged  
the said instrument to be the free and voluntary act and deed of said corpora-  
tion, for the uses and purposes therein mentioned, and on oath stated that  
HE IS 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 and year first  
above written.

*Darla K. Cave-Schmidt*  
Notary Public in and for the State of Washington,  
residing at *Rock Port*

Comm. EXPIRES: 10-31-98  
Printed Name: Darla K. Cave-Schmidt



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Skagit County Auditor

1/11/2002 Page 2 of 4 2:20PM

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 of Short Plat No. 94-057, approved May 24, 1995, recorded June 1, 1995, in Volume 11 of Short Plats, page 214, under Auditor's File No. 9506010044, records of Skagit County, Washington; being a portion of the South 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 11 East, W.M.; RESERVING unto owner of Lot 2 in said Short Plat, a non-exclusive easement for access and utilities over and across the most Northwesterly 60 feet of said Lot 1.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

1/11/2002 Page 3 of 4 2:20PM

## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Secretary of the United States  
Department of Agriculture  
Purpose: Line of poles bearing telephone and  
telegraph wires  
Area Affected: Easterly line of property along Highway 20  
Recorded: August 29, 1911  
Auditor's No.: 86313

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Harry A. Martin, et al  
Purpose: Existing road  
Area Affected: Northeasterly 60 feet  
Dated: August 9, 1977  
Recorded: August 10, 1977  
Auditor's No.: 862311

## C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a  
Washington Corporation  
Purpose: An underground electric transmission  
and/or distribution system  
Area Affected: Northeasterly 60 feet (roadway easement)  
Dated: April 6, 1988  
Recorded: May 22, 1988  
Auditor's No.: 8805220015

## D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kenneth C. Hunter, a single man, and David  
L. Gruber and Beverly A. Gruber, husband  
and wife, their heirs, successors and  
assigns  
Purpose: For ingress, egress and utilities  
Area Affected: Honeysuckle Lane  
Dated: June 8, 1994  
Recorded: June 13, 1994  
Auditor's No.: 9406130123

## E. Notes shown on Short Plat:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of roads is the responsibility of the Homeowners Association with the lot owners as members;
3. Zoning - Rural (RU);
4. Water - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvements or replacement. An aquifer demonstration well was located on Lot 1.
5. Sewer - Individual on-site systems, see Note 12;
6. 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;
7. Change in location of access may necessitate a change of address, Contact Skagit County Public Works;
8. Sewer - An alternative system is proposed for Lot 1 of this Short Plat which may have special design, construction, and maintenance requirements, see Health officer for details;
9. All future access shall be through Honeysuckle Lane WSDOT will not allow any direct access connection to SR 20.

## F. EASEMENT SHOWN ON SHORT PLAT:

For: Access and utilities  
Affects: 20 foot strip along South and East line



200201110228  
Skagit County Auditor

1/11/2002 Page 4 of 4

2:20PM