

AFTER RECORDING MAIL TO:
Aaron J. Hemmerich
456 Meadow Place
Sedro-Woolley, WA 98284



200205150124

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101050-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Grandview, Inc.
Grantee(s): Aaron J. Hemmerich, Shannon V. Hemmerich
Abbreviated Legal: Lot 24, SPRING MEADOWS, DIV. II, PLAT OF, records of Skagit
County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4735-000-024-0000/P116069

THE GRANTOR GRANDVIEW, INC., a Washington corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to AARON J. HEMMERICH and SHANNON V. HEMMERICH,
husband and wife
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

#2097
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 9th day of May, 2002

By Grandview, Inc.

By

MAY 15 2002

By

Scott Wammack, President

By

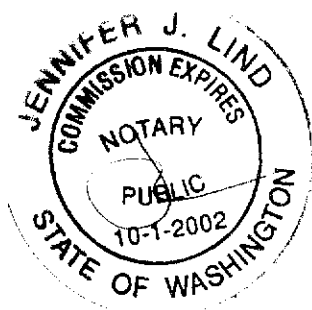
Amount Paid \$ 2651.31
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON

County of Skagit

SS:

I certify that I know or have satisfactory evidence that Scott Wammack
is the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the President
of Grandview, Inc.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: May 13th, 2002



Jennifer M. Lind
Notary Public in and for the State of WASHINGTON
Residing at Bow
My appointment expires: 12/01/02

Exhibit A

Lot 24, "PLAT OF SPRING MEADOWS - DIV. II", recorded in Volume 17 of Plats, pages 75 and 76, under Auditor's File No. 9906220076,

EXCEPT that portion of Lot 24 of said Plat, described as follows:

Beginning at the Northwest corner of said Lot 24;
thence North 69°46'22" East along the North line thereof, a distance of 89.50 feet to the Northeast corner of said Lot 24;
thence South 58°50'29" West, a distance of 34.23 feet;
thence South 68°06'44" West, a distance of 41.74 feet;
thence North 81°41'49" West, a distance of 16.12 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

S-101050-E

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022

B. Utility Easement shown on face of 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 emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) 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 emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
Recorded: March 4, 1999
Auditor's No.: 9903040085

- continued -

Schedule "B-1"

S-101050-E

EXCEPTIONS CONTINUED:

D. (Continued):

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150048

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No.: 9905250019

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No.: 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows
Homeowners Association recorded April 15, 1999, under Auditor's File
No. 9904150047 and as amended by instrument recorded April 25, 1999,
under Auditor's File No. 9904150048.

LTC-SC-2



200205150124

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