

AFTER RECORDING MAIL TO:
Carole S. Sparks
21462 Conway Hill Lane
Mount Vernon, WA 98274



200211150118
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103514-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David K. Storrer, Cynthia A. Storrer
Grantee(s): Carole S. Sparks, Jennifer S. McBurney
Abbreviated Legal: Lot 2, SP 30-85 in 20-33-4 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 330420-2-011-0212/P17004

THE GRANTOR DAVID K. STORRER and CYNTHIA A. STORRER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JENNIFER S. MCBURNEY, a married woman and Carole G. Sparks, an unmarried individual, each as to an undivided 50% interest the following described real estate, situated in the County of Skagit, State of Washington: Lot 2, Short Plat No. 30-85, approved September 26, 1986, recorded November 7, 1986 in Book 7 of Short Plats, page 130, under Auditor's File No. 8611070003 and being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Dated this 6th day of November, 2002

By David K. Storrer
David K. Storrer

By Cynthia A. Storrer
Cynthia A. Storrer

STATE OF WASHINGTON }
County of Skagit } SS:

5372
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2002

Amount Paid \$ 6502.50
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that David K. Storrer and Cynthia A. Storrer is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 13, 2002

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



EXCEPTIONS:

A. Reservations, easements, restrictions and conditions contained in instrument recorded August 23, 1984, under Auditor's File No. 8408230025, as follows:

Grantor reserves a 25 foot easement over the East 25 feet of said property (Parcel A), extending from the Northeast corner, South to the Old English Road right of way. Grantor further agrees that in the event the 45 foot County road right of way adjacent on the East is completed at any time in the future. They will release and extinguish the above easement reservation.

The grantee and grantor herein agree that no mobile home or modular homes will be permitted at any time on subject property being conveyed or on grantors adjoining property to the East.

Grantee shall have the right to do very selective logging for the purpose of clearing future building sites, driveways, opening of views, and create attractive parcels. All net proceeds to be spent on property improvements, such as road improvement and engineering for future short plat. If grantee herein shall default in the purchase, all engineering work would be given to the grantor. Grantor herein shall have the right to approve any cutting permits and/or logging plans within 30 days of being submitted. The grantor's approval shall not be withheld unreasonably.

Grantor and grantee herein agree that the present road way over Georgia Pacific right of way will be maintained on equal basis by all property owners using the road. Grantor shall not share in the cost of road maintenance until such time as their property is built on and they are using the road.

B. Notes contained on the face of Short Plat No. 30-85, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Rural;
4. Sewage Disposal - Septic;
5. Water - Well.
6. The Skagit County Health Unit has approved the use of alternate on-site sewage systems for this proposal, future design, construction and maintenance may have special requirements. See Health Office for details.
7. Soil test locations are approximate, based on Dean Bannister location;
8. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any building or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zones.

DKL. CDS



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