



200212110155
Skagit County Auditor

12/11/2002 Page 1 of 3 3:59PM

When Recorded Return To:

Joseph W. Wheeler
18165 Joy Place
Burlington, WA 98233

Filed for Record at Request of:
Edmonds Escrow

Escrow No. 20511

LPB-10

024876

ISLAND TITLE CO. STATUTORY WARRANTY DEED

Reference Numbers of related documents: 3 on page of document
Grantor(s): Susan V. DeVries Additional Names on page of document
Grantee(s): Joseph W. Wheeler Additional Names on page of document
Legal Description (abbreviated): PTN, LOTS 14 AND 15, COUNTRY LANE SECOND ADDITION.
Full legal on page 2 of document
Assessor's Property Tax Parcel Account Number(s): 38910000150017

THE GRANTOR Susan V. DeVries, A SINGLE PERSON

for and in consideration of the sum of Ten Dollars and other good and valuable consideration
in hand paid, conveys and warrants to Joseph W. Wheeler, A SINGLE MAN

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

SEE ATTACHED EXHIBIT A

Assessor's Property Tax Parcel Account Number(s): 38910000150017

Subject to:

SEE ATTACHED EXHIBIT B
Dated this Fifth day of December, 2002

Susan V. DeVries
Susan V. DeVries

#5773
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

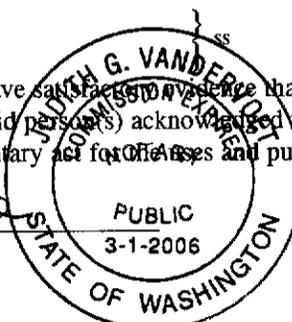
DEC 11 2002

Amount Paid \$ 2,452.59
Skagit Co. Treasurer
By Deputy

**State of Washington
County of Skagit**

I certify that I know or have seen ~~the person(s)~~ Susan V. DeVries is/are the person(s) who
appeared before me, and said ~~person(s)~~ she acknowledged that she signed this instrument and acknowledged
it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 12-6-02



Judith G. Vanderveer
Notary Public in and for the State of Washington,
residing at M. Vernon
My appointment expires: 3-1-06

Order No.: C24876

EXHIBIT "A"

That portion of Tracts 14 and 15 of COUNTRY LANE SECOND ADDITION, as per plat recorded in Volume 8 of Plats, page 6, records of Skagit County, described as follows:

Beginning at the most Southerly corner of said Tract 14;
Thence North 0°11'33" West along the East line of said Tract 14, a distance of 50 feet;
Thence West parallel to the South line of said Tract 15 to the Northeasterly line of said Tract 15;
Thence North 48°04' West along the Northeasterly line of said Tract 15 to the most Northerly corner of said Tract 15;
Thence on a curve to the right along the Northerly line of said Tract 15 a distance of 80.34 feet to the Northwesterly corner of said Tract 15;
Thence Southeasterly in a straight line to a point of the South line of said Tract 15 which is South 88°55'47" East 15 feet from the Southwest corner of said Tract 15;
Thence South 88°55'47" East along said South line 196.88 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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EXHIBIT B

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 1, 1960

Auditor's No(s): 595033, records of Skagit County, Washington

In favor of:

For: Electric transmission and/or distribution line, together with necessary appurtenances

Restrictions contained on the face of said plat, as follows:

All the lots in this plat are restricted to residential usage and subject to the following restrictions, to-wit:

- A. All dwellings shall be of modern new construction from the date of this plat consisting of not less than 1,000 square feet of habitable floor area on the first floor, exclusive of garage.
- B. All dwellings shall be completed and painted inside and out within twelve months from the date of starting construction.
- C. All dwellings shall be constructed 25 feet or more from the street line of Elm Street with a 25 foot minimum back yard and with side yards equal to or greater than 10 percent of the lot frontage, except for corner lots which shall have a 15 foot minimum set back from the side street.



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