

AFTER RECORDING MAIL TO:
Sheri D. Logan
4296 Friday Creek Road
Burlington, WA 98233



200212240004
Skagit County Auditor

12/24/2002 Page 1 of 3 9:02AM

LAND TITLE COMPANY OF SKAGIT COUNTY

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102866-E

Statutory Warranty Deed

Grantor(s): Victoria Anne Shepherd
Grantee(s): Sheri D. Logan
Abbreviated Legal: ptn NW 1/4 of NW 1/4, 29-36-4 E W.M. aka Lot 1, SP 43-74
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360429-0-002-0200/P116279

THE GRANTOR VICTORIA ANNE SHEPHERD, an unmarried woman
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to SHERI D. LOGAN, a married woman as her separate*
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A *property

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

6001
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 24 2002

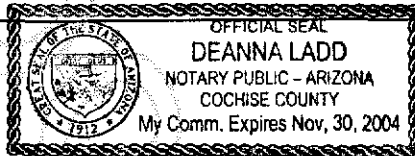
Dated this 31st day of October, 2002

By Victoria Anne Shepherd By _____
Victoria Anne Shepherd

Amount Paid \$ 306.00
Skagit County Treasurer
By: _____ Deputy

By _____ By _____

STATE OF Arizona }
County of Cochise } SS:



I certify that I know or have satisfactory evidence that Victoria Anne Shepherd
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that she signed this instrument and acknowledged it to be she free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 23rd, 2002

Deanna Ladd

Notary Public in and for the State of Arizona
Residing at 150 W Grand Wilcox
My appointment expires: 11-30-04

Exhibit A

Tract 1 of Skagit County Short Plat No. 43-74 approved August 20, 1974, and recorded August 20, 1974 under Auditor's File No. 805178, being a portion of the Northwest ¼ of the Northwest ¼ of Section 29, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across those portions of Lots 2 and 3 of said Short Plat No. 43-74 described in instrument recorded May 7, 2002, under Auditor's File No. 200205070055.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-1028

EXCEPTIONS:

A. TERMS, CONDITIONS AND EXCEPTIONS OF AN UNRECORDED OIL AND LEASE, AS DISCLOSED BY CONTRACT EXECUTED BY BLOEDEL DONOVAN TIM COMPANY DATED JULY 1, 1937, RECORDED MARCH 9, 1938, UNDER AUDITOR'S FILE NO. 299927, AND RECORDED IN VOLUME 174 OF DEEDS, PAGE 201

Lessor: Bloedel Donovan Timber Company
Lessee: W. C. Morse
Dated: November 19, 1936

B. Provisions, conditions and stipulations contained in Short Plat No. 43-74, affecting a portion of the South 200 feet of the subject property, as set forth in the filing of said Short Plat on August 20, 1974, under Auditor's File No. 805178;

a.) Any buildings on Lot 2 will need to be located with extreme care to avoid covering the single area on the lot with suitable soil for an individual sewage disposal system;

b.) At least 18 inches of fill will be required in the drainfield area as well as a curtain drain to protect it from surface water flooding;

C. Any questions that may arise due to the shifting and change in the course of Friday Creek or to said creek having changed course.

D. A 30 foot wide easement for ingress, egress and utility across the Northeasterly portion of the subject property, delineated on the face of the Short Plat and reserved in Deed recorded under Auditor's File No. 894989.

E. The face of the Short Plat, contains the following:

- 1.) Water Supply - wells;
- 2.) Sewage Disposal - Septic tanks;
- 3.) All maintenance and construction of private roads are the responsibility of the lot owners;
- 4.) Short Plat Number and date of approval shall be included in all deeds and contracts.

- continued -



200212240004
Skagit County Auditor

12/24/2002 Page 2 of 3 9:02AM

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Robert F. Lyle and Julie A. Lyle, husband and wife

Purpose: For ingress, egress and utilities

Area Affected: Begin at the Northwest corner of said Section 29; thence South 1°36'24" East 200.27 feet along the West line of said Section 29; thence South 88°36'21" East 775.30 feet to the point of beginning hereinafter referred to as Point POB; said point being on the West line of the certain easement delineated on the face of Skagit County Short Plat No. 43-7 recorded as Auditor's File No. 80517; thence South 88°36'21" East 157.69 feet to an angle point, hereinafter referred to as Point A; thence South 38°55'30" East, 120.66 feet to the Westerly right of way line of the Old Samish Road (also known as the Friday Creek Road) hereinafter referred to as Point B; thence Northerly along said Westerly right of way line a distance of 6 feet, more or less, to a point on a line parallel with and 6 feet Northerly, as measured at right angles, of the line running between Point A and Point B, said point being the true point of beginning, hereinafter referred to as TPOB; thence North 38°55'30" West along said parallel line to its intersection with a line running parallel with and 24 feet Northerly, as measured at right angles, of the line running between Point POB and Point A; thence North 88°36'21" West along said parallel line to a point on the West line of the easement delineated on said Short Plat; thence Northerly along said West line to the Northwest corner of said easement; thence South 88°36'21" East along the North line of said easement to an angle point on said North line; thence South 38°55'30" East along said North line to the Westerly right of way line of said Old Samish Road; thence Southerly along said right of way line 24 feet, more or less, to Point TPOB.

Dated:
 Recorded:
 Auditor's No.:

Not disclosed
 May 7, 2002
 200205070055

