

Filed for record at the request of:

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200305160002

Skagit County Auditor

5/16/2003 Page 1 of 3 8:34AM

INFORMATION FOR RECORDER:  
DOCUMENT TITLE: QUIT CLAIM DEED  
REFERENCE NUMBERS: NOT APPLICABLE  
GRANTOR: JOHNSEN, ROBERT K.  
GRANTEE: JOHNSEN, SHIRLEY N.  
LEGAL DESCRIPTION: LOT 1, SHORT PLAT SW 0297 AF #98032, SKAGIT COUNTY,  
WASHINGTON  
TAX PARCEL NUMBER: 40310000096-0000  
STREET ADDRESS: 426 THRESHER AVENUE, SEDRO WOOLLEY, WA 98284

### QUIT CLAIM DEED

THE GRANTOR, Robert K. Johnsen, for and in consideration of love and affection and for the purpose of qualifying for medical benefits pursuant to RCW 74.09.010 *et seq.*, conveys and quit claims to Shirley N. Johnsen, GRANTEE, as her separate property, all of his interest in the following described real estate situated in Skagit County, Washington, legally described as follows:

LOT 1 OF CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-02-97, APPROVED MARCH 23, 1998, RECORDED MARCH 23, 1998. IN VOLUME 13, PAGE 109 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9803230111, BEING A PORTION OF LOT "A", PLAT OF THRESHERS FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

#2310  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 15 2003

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

QUIT CLAIM DEED - 1



Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 22, 1957
Recorded: March 22, 1957
Auditor's No.: 548995

B TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGES OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: SW-02-97
As Follows:

- 1.) Short Plat Number and Date of approval shall be included in all Deeds and Contracts.
2.) Sewer - Public Sewer (City of Sedro Woolley)
3.) Water - Public Utility District No. 1
4.) Zoning - SFI
5.) All present and future property owners shall be required to participate in any possible future lid created for the purpose of providing utilities and/or street improvements.
6.) No fill material may be added or withdrawn from the site without a grading and drainage plan approved by the City of Sedro Woolley.
7.) A total of \$430 in park impact fees has been paid on this Short Plat. Future developers may be responsible for additional impact fees if anything other than a single family residence is constructed.

C. Any question as to mislocated fencelines and/or concrete slab, as delineated on the face of Short Plat No. SW-02-97

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Utility Easement
Affects: The exterior 10 feet of all Lots abutting streets, roads and/or avenues.



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