Filed for record at the request of:

Barbara A. Isenhour Isenhour Bleck, P.L.L.C. 900 Fourth Avenue, Suite 3250 Seattle, WA 98164 200305160002 Skagit County Auditor

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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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

MAY 15 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

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Dated: May 12___, 2003

ROBERT K. JOHNSEN

BY: M. Kristin Johnsen, his attorney-in-fact

NOTARY

STATE OF WASHINGTON)

) ss.

COUNTY OF KING

On this day personally appeared before me M. Kristin Johnsen, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact for Robert K. Johnsen and acknowledged that she signed the same as her free and voluntary act and deed as Attorney-in-Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal this /2** day of May 2003.

CHEN L AND BOOK OF WASHINGTON

Notary Public in and for the State of Washington residing a

My commission expires 3-/8-06

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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.: 8

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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