

AFTER RECORDING MAIL TO:
Kurt R. Batdorf
11220 Walker Road
Mount Vernon, WA 98273



6/18/2003 Page 1 of 2 3:41PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106388-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): William Lundquist and Anne Lundquist
Grantee(s): Kurt R. Batdorf and R. Christine Valdez
Abbreviated Legal: ptn Tr. 4, Bayview (McKenna & Elliott's 2nd Add.) aka Lot 2, SP 91-1-
Assessor's Tax Parcel Number(s): 4071-004-000-0206/P99853, P99853

THE GRANTOR WILLIAM LUNDQUIST and ANNE LUNDQUIST, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt R. Batdorf and R. Christine Valdez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. 91-10, approved March 4, 1991, and recorded April 16, 1991, under Auditor's File No. 9104160002; and being a portion of Tract 4B of Short Plat No. 153-79, approved January 23, 1980 and recorded January 25, 1980, in Volume 4 of Short Plat, page 25, under Auditor's File No. 8001250006; and being a portion of Tract 4, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated June 12, 2003

William Lundquist
William Lundquist

Anne Lundquist
Anne Lundquist

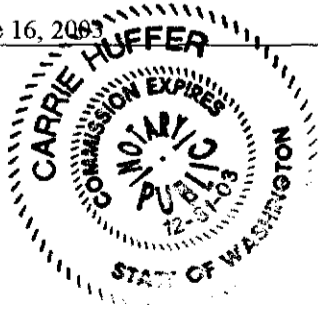
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#2940
JUN 18 2003

Amount Paid \$ 3000.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William Lundquist and Anne Lundquist the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 16, 2003



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

EXCEPTIONS:

A. CONDITIONAL AGREEMENT REGARDING ALTERNATIVE SEWAGE SYSTEM INSTALLATION, AND THE TERMS AND CONDITIONS THEREOF

Between:	Skagit County
And:	William Lundquist
System Type:	Mound system
Recorded:	April 24, 1990
Auditor's File No.:	9004240049


B. Notes contained on the face of Short Plat No. 91-10, as follows:

1. Short Plat number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning – Residential (R);
4. Water – Skagit County P.U.D. No. 1;
5. Sewer – Individual on-site sewage systems – Alternative systems are proposed for Lot 2 of this short plat which may have special design, construction, and maintenance requirements. See Health Officer for details.
6. Basis-of-bearings – Assumed N00°16'40"W on the East line of the Northeast ¼ of Section 31;
7. This survey is based on a description contained in First American Title Co. of Skagit County, Certificate for Short Plat, Order No. 29733, dated Aug. 16, 1990;
8. This survey was accomplished by field traverse using: 2 second digital electronic Total Station, and/or 6 second optical micrometer Total Station, and/or 6 second scale reading Theodolite with top-mount EDM;
9. This property may be subject to additional easements , restrictions, etc., for additional information see: Short Plat No. 153-79; AF#8305130029; 9004240049.
10. That portion of the existing driveway shown hereon which crosses the Northwest corner of Lot 2 shall be a non-exclusive access and utility easement to Lot 1.

C. Location of 20 foot Easement as delineated on the face of Short Plat No. 153-79 and 91-10.

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS , EASEMENT AND ROAD MAINTENANCE AGREEMENT, AS HERETO ATTACHED:

Declaration Dated:	October 18, 1991
Recorded:	December 5, 1991
Auditor's No.:	9112050083


 200306180129
 Skagit County Auditor
 6/13/2003 Page 2 of 2 3:41PM