

AFTER RECORDING MAIL TO:
Mr. Daniel D. Walker
45194 Main Street
Concrete, WA 98237



200401070102
Skagit County Auditor

1/7/2004 Page 1 of 2 3:15PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110044-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Kirk M. Campbell
Grantee(s): Daniel D. Walker
Abbreviated Legal: ptn NW ¼ SW ¼, 16-35-7 E W.M.
Assessor's Tax Parcel Number(s): 350716-3-003-2700, P118047

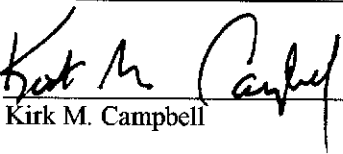
THE GRANTOR KIRK M. CAMPBELL, a married man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL D. WALKER, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of Short Plat No. 96-0041, recorded February 7, 2001, under Auditor's File No. 200102070103, records of Skagit County, Washington; and being a portion of the Northwest ¼ of the Southwest ¼ of Section 16, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

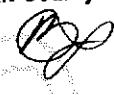
Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated December 29, 2003


Kirk M. Campbell

81
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

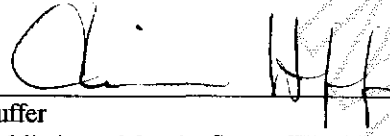
JAN 07 2004

Amount Paid \$ 803.25
By: 
Skagit County Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kirk M. Campbell**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 30 2003


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



EXCEPTIONS:

- A. Reservation of minerals, etc., provided by Section 7873 of Remington's Revised Statutes, and reservations of right to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements over the lands, as provided in Section 8082 of Remington's Revised Statutes, as contained in deed from the State of Washington, to A. R. Baker, dated March 16, 1922, filed for record March 25, 1922, and recorded in Volume 125 of Deeds, page 298.

B. NOTES SHOWN ON SHORT PLAT, 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 are the responsibility of the lot owners and the responsibility for maintenance shall be in direct relationship to usage of road;
3. Each lot owner shall be responsible for implementing the stormwater/drainage infiltration system on file at the Skagit County Planning and Permit Center during the development of their lots;
4. Zoning - Residential, Comprehensive Plan Designation - Rural Intermediate;
5. Sewer - Individual On-site Sewage Systems;
6. Water - Skagit County Water District No. 1;
7. No buildings permit shall be issued for any residential lot or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District.

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between:	Kirk Campbell
And:	The Owners of Lots in Short Plat
Dated:	February 7, 2001
Recorded:	February 7, 2001
Auditor's No.:	200102070104
Regarding:	Declaration of Easements, Covenants & Road Maintenance
Agreement	

D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Survey of said Short Plat No. 96-0041
Purpose:	Strip for access and utilities
Area Affected:	See document for full particulars

Kirk Campbell



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Skagit County Auditor