

AFTER RECORDING MAIL TO:  
Mr. Martin W. Scoones  
17399 Lake Terrace Place  
Mt. Vernon, WA 98274



200404090176  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B80744

FIRST AMERICAN TITLE CO.  
B80744-E-1

### Statutory Warranty Deed

Grantor(s): Donald E. Hundahl and Carol R. Hundahl  
Grantee(s): Martin W. Scoones

*ptw lot labeled Exception Lake Terrace II*

Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4428-000-001-0005 (P82101), 340435-1-010-0506 (P29771)

THE GRANTOR Donald E. Hundahl and Carol R. Hundahl, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin W. Scoones, an unmarried man, as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: Paragraphs A through G of Schedule B-1 attached hereto and by this reference made a part hereof.

Dated April 6, 2004

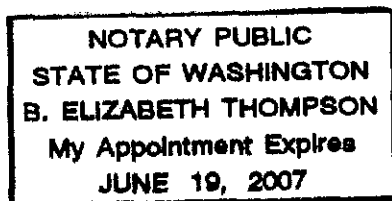
*Donald E. Hundahl*  
Donald E. Hundahl

*Carol R. Hundahl*  
Carol R. Hundahl

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald E. Hundahl and Carol R. Hundahl, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *4-8-04*



*B. Elizabeth Thompson*  
B. Elizabeth Thompson  
Notary Public in and for the State of Washington  
Residing at Ferndale  
My appointment expires: *06/19/07*

#1698  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 09 2004

Amount Paid \$ *5251.00*  
By *[Signature]* Skagit Co. Treasurer Deputy

## EXHIBIT A

### Parcel "A":

That portion of the lot labeled "EXCEPTION" to the plat of "LAKE TERRACE II", as per plat recorded in Volume 13 of Plats, page 23, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 1 of said plat; thence East along the South line of said Lot 1, a distance of 255.78 feet to the Southeast corner thereof; thence North along the East line of said Lot 1, a distance of 130.43 feet to the Northeast corner of said Lot 1; thence South 88 degrees 47'24" East along the Northerly most line of said lot labeled as "EXCEPTION", a distance of 135.59 feet to the Northeast corner thereof; thence South 1 degree 47'30" West along the East line of said lot labeled "EXCEPTION", a distance of 140.43 feet; thence North 88 degrees 37'59" West along the Easterly line of the cul-de-sac named Terrace Place as shown on the face of said plat; thence Northeasterly along the Easterly line of said Terrace Place to the point of beginning.

All of the above described premises also being a portion of Lot A of REVISED SKAGIT COUNTY SHORT PLAT NO. 73-77, as approved January 26, 1977, and recorded January 26, 1977 in Volume 3 of Short Plats, page 66, under Auditor's File No. 895547, records of Skagit County, Washington; being a portion of the Southeast ¼ of the Southeast ¼ of the Northeast ¼ in Section 35, Township 34 North, Range 4 East of the Willamette Meridian.

### Parcel "B":

Lot 1, "LAKE TERRACE II", as per plat recorded in Volume 13 of Plats, Pages 23, records of Skagit County, Washington.



## SCHEDULE "B-1" EXCEPTIONS

### A. MINERAL RESERVATION CONTAINED IN DEED, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Executed By: The Atlas Lumber Company and H. C. Peters and Gertrude Peters, husband and wife  
Dated: January 9, 1917  
Recorded: January 27, 1917  
Auditor's No.: 117238  
Deed Records: Volume 105 of Deeds, Page 584  
As Follows:

Reserving, however, and excepting from the above described land all petroleum, gas, coal, or other valuable minerals, with the right of entry to take and remove the same, but it is understood that on such entry said party of the second part or his assigns shall be fully compensated for all damages to the surface of any improvements of the same.

### B. RESERVATION CONTAINED IN DEED, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Executed By: A. E. Lockwood and Minnie Lockwood, husband and wife  
Dated: August 24, 1922  
Recorded: November 15, 1922  
Auditor's No.: 160241  
Deed Records: Volume 128 of Deeds, Page 67  
As Follows:

The first party also reserves the right to go on said land and take water there from at any point three hundred feet North of the South line, the second parties to be compensated for damages to said land after the same has been cleared.

### C. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF COVENANT AS HERETO ATTACHED.

Declaration Dated: August 18, 1978  
Recorded: August 31, 1978  
Auditor's No.: 886627  
Executed By: James F. Friedrichs, et-ux

### D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: March 7, 1979  
Recorded: March 7, 1979  
Auditor's No.: 7903070042  
Executed By: James F. Friedrichs and Cynthia L. Friedrichs



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F. Provisions set forth on the face of revised Short Plat No. 73-77, as follows:

**Sewer - Individual Septic System**

Water - Private community water system, a public water supply which meets the State Board of Health rules and regulations governing public water systems shall be developed with the approval of the State Health Department.

"WELL NOTE: By letter dated January 23, 1979, the Skagit County Department of Health approved the well site, and the plans and bacteriological and chemical water quality data for the water system have been reviewed and approved by Simon Tung, District Engineer for the Department of Social and Health Services."

F. Provisions set forth in the dedication of said Plat of "LAKE TERRACE", as follows:

The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper road drainage. Any enclosing of the drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

G. Utility easement provisions as set forth on the face of the Plat of Lake Terrace, as follows:

A nonexclusive easement is hereby reserved for and granted to: Puget Sound Power & Light Company, Continental Telephone Company, Nationwide T.V. Cable Company and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for purposes of serving the subdivision and other property with electric, telephone, and T.V. cable service together with the right to enter upon all lots at all times for the purpose stated.



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