

AFTER RECORDING MAIL TO:
Mr. and Mrs. Russell Bell
14778 State Route 9
Mount Vernon, WA 98273



200406210200
Skagit County Auditor

6/21/2004 Page 1 of 3 3:32PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112254-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Georgia J. Schopf
Grantee(s): Russell Bell and Rebecca Bell
Abbreviated Legal: ptn SW ¼ of SW ¼, 14-34-4 E W.M. (ptn aka Tr. 4, SP #29-87)
Assessor's Tax Parcel Number(s): 340414-3-008-0006, P24744

THE GRANTOR GEORGIA J. SCHOPF, a widow for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RUSSELL BELL and REBECCA BELL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 4, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 8 of Short Plats, page 23, under Auditor's File No. 8802120024 and being a portion of the South ½ of the Southwest ¼ of Section 14, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH that portion of the Southwest ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as:

Beginning at a point opposite Highway Engineer's Station 257+89.52 on the SR 538 Line Survey of SR 538, Monte Vista Drive Vicinity to Jct. SR 9, and 79.90 feet Northerly therefrom, which point is on the Southerly line of Tract 4, Short Plat No. 29-87, approved February 12, 1988, and recorded February 12, 1988 in Book 8 of Short Plats, page 23, under Auditor's File No. 8802120024;
thence Northeasterly to a point opposite Highway Engineer's Station 258+76.02 on said SR 538 Line Survey and 90.80 feet Northerly therefrom;
thence Northeasterly to a point opposite Highway Engineer's Station 259+46.43 on said SR 538 Line Survey and 165.12 feet Northerly therefrom, which point is on the Southeasterly line of said Tract 4;
thence Southwesterly along the Southeasterly and Southerly line of said Tract 4 to the point of beginning.

Situate in the County of Skagit, State of Washington.

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

Dated June 14, 2004

Georgia J. Schopf

3120
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

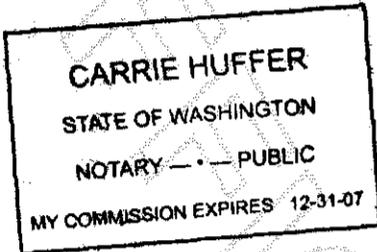
JUN 21 2004

Amount Paid \$ 1815⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Georgia J. Schopf
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 17, 2004



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

Schedule "B-1"

112254-SE

EXCEPTIONS:

- A. Exceptions and reservation contained in deed from Wm. Lindsay et ux, recorded August 22, 1905 in Volume 59 of Deeds, page 183, as follows:

"Excepting and reserving from this conveyance all petroleum, gas, coal, and other minerals with the right of entry to take and remove the same."

- B. Restriction contained in instrument recorded December 14, 1912 under Auditor's File No. 94380, as follows:

"...that no saloon shall ever be located or established upon the lands herein described..."

- C. Notes contained on the face of Short Plat No. 29-88, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat number and date of approval shall be included in all deeds and contracts;
3. Sewage Disposal - Individual Septic System (See Note #7);
4. Water - Well (See Skagit County Board of Health Res. No. 11485);
5. Alternate on site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details;
6. Road right-of-ways for SR 9 and SR 538 have been calculated by locating the as built road and fitting its location to existing road maps of the area. The following maps were obtained from State and County sources: "County Road Big Lake Northwest ¼ 12-13-35 (State); "Secondary State Highway No. 1-G PSH No. 1 to Big Rock" June 1952 (State); SR 538 Right of Way Plan" April 28, 1972 (State) and "Skagit County Local Improvement District No. 9", June 1919 (County). These maps are not consistent with each other and ties between the highways are poor. The Washington State D.O.T. is currently working in this area, specifically the Big Rock intersection, the results of their finding are not available at the time of recording of the Short Plat. See the Washington State D.O.T. for any possible changes in right of way configuration of this area.

[Handwritten mark]



Skagit County Auditor

EXCEPTIONS CONTINUED:

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The State of Washington and its igns
 Purpose: Constructing and maintaining hwy slopes in excavation and/or embankment, together with the ht to place personnel, machinery, and equipment
 Area Affected: All that portion of the hereinafter described Parcel "A" lying Southeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 258+96.85 on the SR 538 survey line of SR 538, Monte Vista Drive Vicinity to Jct. SR 9, and 123.41 feet Northerly therefrom; thence Northeasterly to a point opposite HES SR 9 33+50 on the SR 9 survey line of said highway and 70 feet Northwesterly therefrom; thence Southeasterly to said HES SR 9 33+50 and the end of this line description: Parcel "A": Tract 4, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 8 of Short Plats, Page 23, under Auditor's File No. 8802120024 and being a portion of the South ½ of the Southwest ¼ of Section 14, Township 34 North, Range 4 East, W.M.
 Dated: October 16, 1990
 Recorded: November 26, 1990
 Auditor's No.: 9011260068

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Georgia J. Schopf, a widow
 Purpose: Construction and maintenance of highway slopes over, under and across
 Area Affected: A parcel of land lying Northeasterly of a line described as: Beginning at a point opposite Highway Engineer's Station 258+96.85 on said SR 538 Line Survey and 123.41 feet Northerly therefrom, thence South 62°33'51" East to a point on the SR 9 Line Survey of said Highway and the end of this line description.
 Dated: Not disclosed
 Recorded: January 31, 1992
 Auditor's No.: 9201310039

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington
 Purpose: For the purpose of placing personnel, machinery and equipment on said lands to construct drainage facilities on adjoining property. The temporary rights herein granted shall terminate on March 15, 2007
 Area Affected: As described therein
 Dated: March 1, 2002
 Recorded: March 21, 2002
 Auditor's No.: 200203210102

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington
 Purpose: For the purpose of constructing, operating and maintaining drainage facilities
 Area Affected: As described therein
 Dated: March 1, 2002
 Recorded: March 21, 2002
 Auditor's No.: 200203210103



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