

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Thomas J. Richardson  
P.O. Box 339  
LaConner, WA 98257



200407090121

Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 112570-PE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Stephanie Hancock  
Grantee(s): Thomas J. Richardson and Elfa Gisla  
Abbrev. Legal: Lot 2 SP 97-018 in 19-33-4 E W.M.  
Assessor's Tax Parcel Number(s): 330419-2-080-0000, p109252


THE GRANTOR STEPHANIE HANCOCK, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THOMAS J. RICHARDSON and ELFA GISLA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. 94-018, approved November 7, 1994, recorded November 8, 1994 in Volume 11 of Short Plats, page 140, under Auditor's File No. 9411080032, and being a portion of Government Lot 1, Section 19, Township 33 North, Range 4 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 June 22, 2004

  
Stephanie Hancock

3527  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 09 2004

Amount Paid \$ 2790.15  
Skagit Co. Treasurer  
By  Deputy

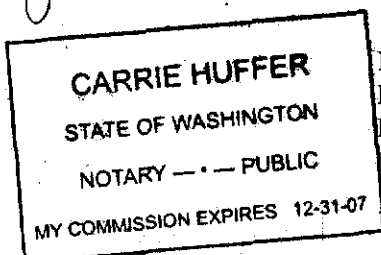
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Stephanie Hancock** 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 28, 2004

  
Carrie Huffer

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



## EXCEPTIONS:

## A. NOTES CONTAINED ON THE FACE OF SP NO. 94-018, AS FOLLOWS:

1. Short Plat Number and Date of Approval shall be included in all contracts;
2. Zoning - Commercial (C-LD);
3. Sewage Disposal - On-Site Septic System(s);
4. Water - Skagit P.U.D. No. 1;
5. Easements, reservations, covenants and conditions, encroachments, and unwritten rights, if any, apparent or of record, may apply. This survey does not purport to warrant title;
6. All maintenance and construction of private roads are the responsibility of the lot owners;
7. Address: Lot 1 - 1650 Spruce Street  
Lot 2 - 1648 Spruce Street;

Change in location of access may necessitate a change in address. Contact Skagit County Public Works.

8. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for the floor of any con-corner ties: from intersection of Spruce Street and West line of Plat of Conway. The North ¼ of Section 19 bears N40-11-44W 404.24 ft.

NOTE: This survey uses the as-built centerlines of platted streets within the Plat of Conway as controlling the exterior lines of said plat. This location fits found pipes and occupation lines very closely and is adopted for that reason.

9. Lot 2 requires an alternative septic system. See Skagit County Health Officer for details. Replacement area for Lot 1 also requires an alternative septic system. Lot 1 contains an existing conventional septic system.  
(See Note 9A below)

9A. Installation of the alternative septic system or a system within the designated replacement area shall require a shoreline substantial development/conditional use/variance permit from Skagit County. All development located within 200 horizontal feet of the top centerline of the dike shall be subject to the provisions of the Skagit County Shoreline management master program and the shoreline management act.

10. No building permit shall be issued for any residential and/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.

11. Portion of Hancock Deed embraced within existing Skagit County Diking Area. Title to this area not warranted by this survey.

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