

AFTER RECORDING MAIL TO:

Mr. Joseph W. Wheeler
16523 Bennett Road
Mount Vernon, WA 98273



200410280205
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113839-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Leslie J. Tokarchuk and Marcia A. Tokarchuk

Grantee(s): Joseph W. Wheeler

Abbreviated Legal: Tr. 1 & ptn. Of 4, SP 54-79 in 11-34-3 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340311-4-009-0007, P21483, 340311-4-009-0300, P116980

THE GRANTOR LESLIE J. TOKARCHUK and MARCIA A. TOKARCHUK, shown of record as MARIA A. TOKARCHUK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSEPH W. WHEELER, a single man 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 C, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113839-SE, attached hereto and made part hereof

Dated October 19th, 2004

Leslie J. Tokarchuk

Marcia A. Tokarchuk

5840
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 28 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 7031.00
By Deputy

I certify that I know or have satisfactory evidence that **Leslie J. Tokarchuk and Marcia A. Tokarchuk** 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: 10-27-04

Anneliese Farrell

Notary Public in and for the State of Washington

Residing at La Conner

My appointment expires: 6/28/08



EXHIBIT A

PARCEL "A":

Tract 1 of Skagit County Short Plat No. 54-79, approved June 1, 1979 and recorded June 4, 1979, under Auditor's File No. 7906040032, in Volume 3 of Short Plats, page 117, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 4 of Skagit County Short Plat No. 54-79, approved June 1, 1979, and recorded June 4, 1979, under Auditor's File No. 7906040032, in Volume 3 of Short Plats, page 117, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of Tract 1 of said Short Plat No. 54-79;
thence North $00^{\circ}56'06''$ East, along the Northerly extension of the Westerly line of said Tract 1, a distance of 70.00 feet;
thence South $88^{\circ}32'20''$ East, parallel to the North line of said Tract 1, a distance of 346.34 feet;
thence South $00^{\circ}56'06''$ West, parallel to the East line of said Tract 1, a distance of 381.15 feet, more or less, to the South line of Tract 4;
thence North $88^{\circ}32'20''$ West, along said South line, a distance of 60.00 feet, more or less, to the Southeast corner of said Tract 1;
thence North $00^{\circ}56'06''$ East, along the East line of said Tract 1, a distance of 311.15 feet to the Northeast corner thereof;
thence North $88^{\circ}32'20''$ West, along the North line of said Tract 1, a distance of 286.34 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Provisions set forth on the face of said Short Plat No. 54-79, 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. Zoning - Agricultural and Residential;
4. Sewage Disposal - Individual septic system;
5. Water - P.U.D. No. 1;
6. Tract 4 as shown was not staked because it is greater than 30 acres;
7. Tracts 2 and 3 are for exchange and addition to adjoining ownerships and are not to be used as a separate building site. Tract 4 is farm land and is not intended for a residential building site until appropriate application is made to Skagit County agencies.

B. A 40 foot right of way in favor of Drainage District No. 19, as delineated on the face of said Short Plat No. 54-79.

C. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: July 5, 2000
Auditor's No.: 200007050086
Executed By: Joan Nystrom Koffel, as her separate property, and Daniel M. Nystrom and Doreen K. Nystrom, husband and wife

As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot."



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