

**AFTER RECORDING MAIL TO:**

Daryl Hallgren  
22532 Babcock Road  
Mount Vernon, WA 98273



200501260037  
Skagit County Auditor

1/26/2005 Page 1 of 2 11:34AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01412-05

**Statutory Warranty Deed**

LAND TITLE OF SKAGIT COUNTY

114933-P

Grantor(s): Verdoes Dairy Company, Inc.  
Grantee(s): Daryl R. Hallgren and Susan I. Hallgren  
Abbreviated Legal:  
Ptn NE ¼ of SW ¼, 11-34-4 E.W.M. aka Lot 1, SP 65-88.  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 340411-0-005-0100 (P116172)

THE GRANTOR Verdoes Dairy Company, Inc., a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Daryl R. Hallgren and Susan I. Hallgren, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 1 of Short Plat No. 65-88, approved March 11, 1991, recorded July 25, 1991, in book 9 of short Plats, page 389, under Auditor's file No. 9107250026, records of Skagit County, Washington, and being a portion of the East ½ of the Northeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.  
SUBJECT TO: See attached Exhibit "A"

# 367  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated January 24, 2005

JAN 26 2005

3239.00

Verdoes Dairy Company, Inc.

By: Abraham J. Verdoes, President

Amount Paid \$  
By Skagit Co. Treasurer Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Abraham Verdoes

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they  
signed this instrument on oath and stated that he/she/they is/are authorized  
to execute the instrument and acknowledge it as the President  
of Verdoes Dairy Company, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-25-05



Anita M. Hossele  
Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley Spokane

My appointment expires: 6/19/2005 3/26/08

**EXCEPTIONS:**

**EXHIBIT "A"**

**A. Notes shown on Short Plat No. 65-88, 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. Zoning - Agricultural, See Variance V-87-022 A.F. No. 8707020019 and also see Variance V-87-002 A.F. No. 8502210035;
4. Sewage Disposal - Individual septic system;
5. Water - Individual well.

Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zones.

6. Buyer should be aware that this subdivision is located in the flood plain of the Skagit river and that significant elevation may be required for the first living floor of residential construction.



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