

AFTER RECORDING MAIL TO:
Mr. and Mrs. Joshua J. Carpenter
21614 LaFayette Road
Sedro Woolley, WA 98284



200503040093
Skagit County Auditor

3/4/2005 Page 1 of 3 11:32AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115140-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mark Handy and Angelique Handy
Grantee(s): Joshua J. Carpenter and Melissa A. Carpenter
Abbreviated Legal: Lot 2 & ptn of 3, SP 92-78 in 27-35-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350427-4-005-0209, P37919, 350427-4-005-0308, P37920

THE GRANTOR Mark Handy and Angelique Handy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSHUA CARPENTER and MELISSA CARPENTER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions, and other exceptions as attached on "Schedule B-1" and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1011

Dated February 28, 2005

MAR 04 2005

Amount Paid \$4,538.11
Skagit Co. Treasurer
By Deputy

Mark Handy
Mark Handy

Angelique Handy
Angelique Handy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark Handy and Angelique Handy 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: February 28, 2005

K. Franey
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

Schedule "B-1"

115140-PE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Skagit County
Purpose:	Road and utilities
Area Affected:	North 5 feet of subject property
Dated:	December, 1978
Recorded:	December 7, 1978
Auditor's No.:	892664 in Volume 343, page 242

B. The face of the Short Plat contains the following:

- 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 – Residential;
- 4.) Sewage Disposal – Individual septic systems;
- 5.) Water – P.U.D.



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Skagit County Auditor

EXHIBIT A

PARCEL "A":

Lot 2 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 2 of said Short Plat No. 92-78;
thence South $00^{\circ}10'55''$ East, a distance of 215 feet;
thence South $89^{\circ}49'12''$ West, 99.14 feet, more or less, to a point which bears South $00^{\circ}03'34''$ East from the Southwest corner of said Lot 2;
thence North $00^{\circ}03'34''$ West, 215 feet, more or less, to said Southwest corner;
thence North $89^{\circ}49'12''$ East, 99.14 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 1 of said Short Plat No. 92-78;
thence South $00^{\circ}03'34''$ West, a distance of 215 feet;
thence South $89^{\circ}49'12''$ West, a distance of 99.14 feet, more or less, to a point which bears South $00^{\circ}03'46''$ West from the Southwest corner of said Lot 1;
thence North $00^{\circ}03'46''$ East, a distance of 215 feet, more or less, to said Southwest corner;
thence North $89^{\circ}49'12''$ East, 99.14 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

