

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Adam Acosta  
907 Marshall Street  
Sedro Woolley, WA 98284



200505310003

Skagit County Auditor

5/31/2005 Page

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3 9:04AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 116443-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

**Grantor(s):** Steve Eerkes and Debra Eerkes

**Grantee(s):** Adam L. Acosta and Kristie R. Acosta

**Abbreviated Legal:** ptn S 1/2 NE 1/4 NE 1/4, 17-34-4 E W.M.

**Additional legal(s) on page:** 2

**Assessor's Tax Parcel Number(s):** 340417-0-144-0004, P25752, 4361-000-001-0103, P80200

THE GRANTOR STEVE EERKES and DEBRA EERKES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Adam L. Acosta and Kristie R. Acosta, 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.

Dated May 26, 2005

*Steve Eerkes*

Steve Eerkes

*Debra Eerkes*

Debra Eerkes

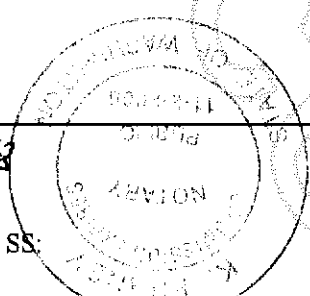
# 2099  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2005

Amount Paid \$ 3273.13  
By Skagit Co. Treasurer Deputy

STATE OF Washington

COUNTY OF Skagit



I certify that I know or have satisfactory evidence that **Steve Eerkes and Debra Eerkes** 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: 5/27/05

*Kaydeen Franey*  
Kaydeen Franey

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 11/02/2006

Escrow No.: 116443-SE

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL "A":**

That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 693.05 feet South and 30.00 feet West of the Northeast corner of said Section 17;  
thence West parallel with the North line of said South  $\frac{1}{2}$ , 135.80 feet;  
thence South 96.00 feet;  
thence East 135.80 feet to the West margin of County road, said point being 30.00 feet West of the East line of Section 17;  
thence North 96.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

The North 20.492 feet of the East 135.80 feet of Lot 1, "PLAT OF SANDALWOOD", as per plat recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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## **"Schedule B-1"**

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: July 14, 1977  
Recorded: August 10, 1977  
Auditor's No.: 862312  
Executed By: Sandalwood, a Limited Partnership, Lanney Wixson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: May 23, 1983  
Recorded: May 24, 1983  
Auditor's No.: 8305240026  
(Affects Parcel "B" only)

- B. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the street shown hereon.  
(Affects Parcel "B" only)

- C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: September 27, 1977  
Auditor's No.: 865584  
As follows: Said parcel not to be used independently for building purposes.  
(Affects Parcel "B" only)



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