

**AFTER RECORDING MAIL TO:**

Julie A. Spencer  
1042 Jameson Street  
Sedro Woolley, WA 98284



200506230136  
Skagit County Auditor

6/23/2005 Page 1 of 3 3:37PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84830

FIRST AMERICAN TITLE CO.

B 84830

**Statutory Warranty Deed**

Assessor's Tax Parcel Number(s): 4150-070-011-0000, P121896

THE GRANTOR Richard R. <sup>Myers</sup> ~~Moyers~~, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julie A. Spencer, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lot 11, Block 70, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington, and that portion of vacated 11<sup>th</sup> Street shown as Tract C on that certain survey filed in Volume 7 of Surveys, at page 21, under Auditor's File No. 8702060035, described as follows:

Beginning at the Southeast corner of said Lot 11; thence North 89 degrees 35'04" West along the South line of said Lot 11, a distance of 23.05 feet; thence North 00 degrees 19'36" East parallel with the East line of said Lot 11, a distance of 61.41 feet; thence North 89 degrees 35'04" West, a distance of 3.95 feet; thence North 00 degrees 19'36" East, a distance of 58.94 feet to the North line of said Lot 11; thence South 89 degrees 35'36" East, along the North line of said Lot 11, a distance of 27.00 feet to the Northeast corner of said Lot 11; thence North 00 degrees 19'36" East, a distance of 8.00 feet to the centerline of the alley in said Block 70; thence South 89 degrees 35'36" East along the Easterly projection of the centerline of said alley, a distance of 33.00 feet to the centerline of vacated 11<sup>th</sup> Street; thence South 00 degrees 19'36" West along the centerline of vacated 11<sup>th</sup> Street, a distance of 128.36 feet to the Easterly projection of the South line of said Lot 11; thence North 89 degrees 35'04" West, a distance of 33.00 feet to the Southeast corner of said Lot 11 and the point of beginning of this description.

SUBJECT TO easements for existing utilities over, under and through that portion of the above described tract which lies North of the Easterly extension of the South line of the alley in said Block 70.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

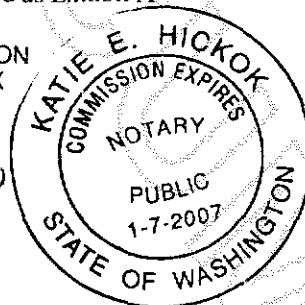
Dated: June 8, 2005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Richard R. ~~Moyers~~ <sup>Myers</sup>

JUN 23 2005

Amount Paid \$ 3,649.00  
By OK Skagit Co. Treasurer  
SS: OK



STATE OF Washington  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Richard R. Myers, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-16-05

Katie E. Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-07

**Schedule "B-1"**

**EXCEPTIONS:**

**A. TERMS AND CONDITIONS OF ORDINANCE NO. 1038:**

Dated: December 8, 1986  
Recorded: January 15, 1987  
Auditor's No.: 8701150113

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: February 6, 1987  
Auditor's No.: 8702060035

Said matters include but are not limited to the following:

1. Sixteen (16) foot utility easement retained by City.
2. The portion of vacated 11<sup>th</sup> Street that attaches to Lot 10, Block 71. The portion of vacated 11<sup>th</sup> Street that attaches to Lot 1, Block 70. The portion of vacated 11<sup>th</sup> Street that attaches to Lot 18, Block 71. The portion of vacated 11<sup>th</sup> Street that attaches to Lot 11, Block 70.

**C. TERMS AND CONDITIONS OF ORDINANCE NO. 1445-03 OF THE CITY OF SEDRO WOOLLEY (VACATION OF PORTION OF EASEMENT):**

Recorded: April 25, 2003  
Auditor's No.: 200304250062

**D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: Hazel L. Baker and Rickie Lynn Baker and  
Doneda Baker Berglin

Recorded: August 2, 2004  
Auditor's No.: 200408020216

As Follows:

This conveyance is approved as a Boundary Line Adjustment. The real property described herein shall be combined with the adjoining property of Grantee, and shall not constitute a separate legal lot without compliance with the City of Sedro-Woolley subdivision codes. This approval is conditioned upon the construction of an 8-foot sidewalk along the southern boundary of the vacated portion of Eleventh Street and Lots 11 through 13, connecting to existing sidewalks to the east, as approved by the City Engineer. The city also reserves the right to modify the location of sidewalks at such time that Jameson Street is improved.



Order No: B84830

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
RECORDED SURVEY:**

Recorded: August 2, 2004  
Auditor's No.: 200408020216

Said matters include but are not limited to the following:

1. Location of fence lines.
2. Location of patio.
3. Building setback lines.



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