

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Richard E. Vedvick  
9097 Thunderbird Ln.  
Concrete, WA 98237

200506280189  
Skagit County Auditor  
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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84985

## Statutory Warranty Deed

Grantor(s): Charles G. Cooley and Cassandra G. Cooley  
Grantee(s): Richard E. Vedvick and Bobbie L. Vedvick  
Assessor's Tax Parcel Number(s): 350824-1-003-0200, P106635

FIRST AMERICAN TITLE CO.  
84985

THE GRANTOR Charles G. Cooley and Cassandra G. Cooley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard E. Vedvick and Bobbie L. Vedvick, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 2, Skagit County Shot Plat No. 94-044, approved January 4, 1995, and recorded January 12, 1995 in Volume 11 of Short Plats, pages 163 and 164, under Auditor's File No. 9501120094, records of Skagit County, Washington; being a portion of Section 24, Township 35 North, Range 8 East, W.M., and Government Lots 4 and 5 in Section 19, Township 35 North, Range 9 East, W.M.

Parcel "B":

An easement for ingress, egress and utilities over and across a 20-foot strip of land adjacent to said Lot 2 as shown on the face of Skagit County Short Plat No. 94-044, approved January 4, 1995 and recorded January 12, 1995 in Volume 11 of Short Plats, pages 163 and 164, under Auditor's File No. 9501120094, records of Skagit County, Washington; being a portion of Section 24, Township 35 North, Range 8 East, W.M., and Government Lots 4 and 5 in Section 19, Township 35 North, Range 9 East, W.M.

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

Dated: June 14, 2005

Charles G. Cooley Cassandra G. Cooley  
Charles G. Cooley Cassandra G. Cooley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3332  
JUN 28 2005

STATE OF Washington  
COUNTY OF Skagit

Amount Paid \$ 7,333.00  
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Charles G. Cooley and Cassandra G. Cooley, 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: June 24, 2005



Kim M. Kerr

Notary Public in and for the State of Washington  
Residing at Mant Vernon  
My appointment expires: 12/15/05

UNOFFICIAL DOCUMENT



Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 10, 1994  
Recorded: January 17, 1995  
Auditor's No.: 9501170010  
Executed By: Robert and Marion Sjoboen

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 94-044  
Recorded: January 12, 1995  
Auditor's No.: 9501120094

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all contracts.
2. Sewage Disposal – On-site Septic Systems
3. Water – Individual Wells – Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quantity or quality testing will be required for building permit approvals. Skagit County Code requires a 100-foot radius well protection zone for all new individual water systems. This zone must be contained entirely on the lot owned in fee simple and/or provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100-foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well was located on Lot 4.
4. All maintenance and construction of private roads are the responsibility of the lot owners.
5. No building permit shall be issued for any residential and/or commercial structures, which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District. (Grassmere No. 10)
6. Buyer should be aware that this short subdivision is located in a floodplain and portions of some lots are located in designated floodways. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code and residential construction in the flood plain may require significant elevation of the first living floor.
7. The approximate location of floodway and floodplain limits are shown as dashed lines on Sheet 1. No warranty as to location or accuracy is expressed or implied. Buyer/developer shall investigate true location and elevations prior to any future construction. The approximate lines shown are as derived from FEMA Firm Map No. 530151 0305C dated January 3, 1985 and are shown for information only to alert said buyer/developer to their existence.
8. Lot 1 is subject to easement for future development of Lot 4 as shown on Sheet 1/2.

Note # 1.: We note the following recorded documents, which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9712010104  
Document Title: Title Notification  
Regarding: Property adjacent to Designated Natural Resource Lands



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