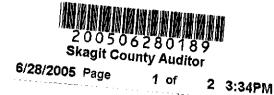
AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard E. Vedvick
9097 Thunderbird Ln.
Concrete, WA 98237



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 F. Vedvick and Robbie I. Vedvick

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		
Chang Is Co	Alfran was was and	randla 6 Cooles
Charles G. Cooley	REAL ESTATE EXCISES TAKE	Cooley
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	JUN 2 8 2005	
STATE OF Washington		
COUNTY OF Skagit	Amount Raids 1, 333	Company of the Compan
	By	And the state of t
I certify that I know or have satisfact	ory evidence that Charles G. Coole	y and Cassandra G. Cooley,
the persons who appeared before me		
instrument and acknowledge it to be	his/her/their free and voluntary act	for the uses and purposes
mentioned in this instrument.		the state of the s
July 24, 200	25	
Date:	()	
KIM W	Kun m.	KERR S
32	Notary Public in and for the State	of Washington
0	Residing at MOULT V	erna 🗸 📈
	My appointment expires:	2115105
1314.		



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.: Executed By:

9501170010 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: Auditor's No.: January 12, 1995

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

200506280189 Skagit County Auditor 6/28/2005 Page 2 of 2 3:34PM