

**AFTER RECORDING MAIL TO:**

**Mr. Steven J. Buettner**

411632 Lower Finney Creek Rd.  
Concrete, WA 98237



200507220148  
Skagit County Auditor

7/22/2005 Page

1 of

4 4:23PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84696

## Statutory Warranty Deed

**Grantor(s): MARJORIE LEONA BUETTNER**

**Grantee(s): Steven J. Buettner**

**Assessor's Tax Parcel Number(s): 4500-000-008-0600, P112672, 4500-000-008-0403, P105429**

**FIRST AMERICAN TITLE CO.**

84696-3

**THE GRANTOR MARJORIE LEONA BUETTNER, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven J. Buettner, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.**

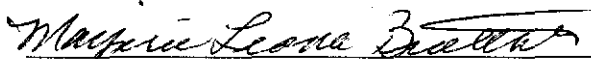
Tract 4, Short Plat No. 91-030, approved October 19, 1992, recorded under Auditor's File No. 9210190017, records of Skagit County, Washington, being a portion of Lot 8 of "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement over a portion of Section 13, Township 35 North, Range 7 East, W.M., the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , described as follows:

Beginning at the South  $\frac{1}{4}$  corner of said Section; thence North 0 degrees 36'28" East along the centerline of said Section, a distance of 1,119.40 feet to the North line of Lot 8 as shown on the "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington; thence continuing North 0 degrees 36'28" East, a distance of 30.04 feet to the North line of the 30 foot Lower Finney Creek Road shown on said plat; thence North 86 degrees 27'26" West along the North line of said road, a distance of 325.19 feet to the point of beginning of this description; thence North 72 degrees 59'26" West, a distance of 283.74 feet; thence North 54 degrees 54'26" West, a distance of 1,214.84 feet to the Southeasterly right-of-way line of the South Skagit Highway No. 360 as shown on said plat; thence South 57 degrees 42'30" West along said right-of-way line, a distance of 32.50 feet to the North line of Lower Finney Creek Road; thence South 54 degrees 54'26" East along the North line of said Lower Finney Creek Road, a distance of 142.11 feet; thence South 72 degrees 59'26" East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet; thence South 86 degrees 27'26" East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Northerly 30 feet of Tracts 1, 2 and 3 of said Short Plat as delineated thereon.

Dated: May 25, 2005

  
Marjorie Leona Buettner

Subject to paragraphs A-D from First American Title's preliminary title commitment order number 84696 attached hereto.

# 3924  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 22 2005

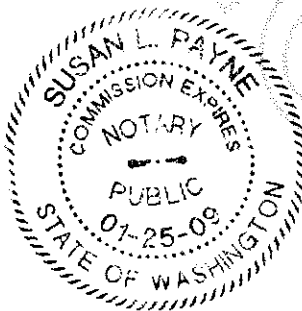
Amount Paid \$ 3709.00  
By Skagit Co. Treasurer  
Deputy

LPB-10

STATE OF Washington }  
COUNTY OF SKagit } SS:

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

Date: 5/26/05



Susan L. Payne  
Notary Public in and for the State of Washington  
Residing at Anacortes Island  
My appointment expires: 1-25-09



Order No: 84696

**Schedule "B-1"**

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Skagit County  
And: Desert Winds Company  
Dated: March 25, 1988  
Recorded: March 28, 1988  
Auditor's No.: 8803280034  
Regarding: Approval of preliminary plat

**B. A PERPETUAL EASEMENT FOR THE INSTALLATION AND ERECTION, MAINTENANCE, USE, REPAIR AND REPLACEMENT OF AN ELECTRICAL POWER LINE:**

Executed By: John A. Johnson and Cora M. Johnson, husband and wife  
To: J. Dewey Smith and Dorothy C. Smith, husband and wife  
Dated: March 6, 1958  
Recorded: May 20, 1958  
Auditor's No.: 565476  
Location: Along and adjacent to the right-of-way described as Exception Number Three of Parcel "B" of Short Plat Description

**C. A NON-EXCLUSIVE EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Executed By: Thomas C. Jensen and Laura Jensen, his wife  
To: John A. Johnson and Cora M. Johnson, his wife  
Recorded: July 17, 1961  
Auditor's File No.: 610006  
As Follows:

Over an existing gravel road, 16 feet in width, running East and West over a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

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

Short Plat No.: 91-030  
Recorded: October 19, 1992  
Auditor's No.: 9210190017

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts
2. All maintenance and construction of private roads shall be the responsibility of the lot owners



200507220148  
Skagit County Auditor

Order No: 84696

3. Water – Individual Wells – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water
4. Sewer – Individual on-site sewage systems
5. Thirty foot right-of-way referenced in Auditor's File No. 565476, the location of which was determined from the Plat of Sun River Ranchettes
6. Thirty foot non-exclusive easement for ingress, egress and utilities created by this Short Plat
7. The easement granted in Auditor's File No. 610006, does not give sufficient data to determine whether or not it affects the subject property
8. Buyer should be aware that this subdivision is located in a floodplain and portions of some lots are located in a designated floodway. 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 floodplain may require significant elevation of the first living floor.
9. A road easement affecting the Northerly 30 feet



200507220148  
Skagit County Auditor