



200609200084
Skagit County Auditor

9/20/2006 Page 1 of 3 11:20AM

When recorded return to:

Mr. and Mrs. Rodney L. Rohweder
1322 Talcott Street
Sedro Woolley, Wa. 98284,

Recorded at the request of:
First American Title
File Number: B89170

Statutory Warranty Deed

THE GRANTORS Richard W. Morris and Darscella B. Morris, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rodney L. Rohweder and Stacey R. Rohweder, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
1389170E-1

Abbreviated Legal:

LT 10 PLAT "STATE STREET ADDITION TO SEDRO"
For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, if any, as per exhibit B

Tax Parcel Number(s): P77248, 4173-000-010-0001, 4173-000-011-0000, P77250

Dated 09/01/06

Richard W. Morris
Richard W. Morris

Darscella B. Morris
Darscella B. Morris

4875
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5843.40
Skagit Co. Treasurer
By [Signature]

I certify that I know or have satisfactory evidence that Richard W. Morris and Darscella B. Morris, 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: 09/01/06



[Signature]
Notary Public in and for the State of Washington
Residing at [Address]
My appointment expires: [Date]

EXHIBIT "A":

Revised P77248:

Lot 10 plat of "STATE STREET ADDITION TO SEDRO" as per plat recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, EXCEPT that portion of Lot 10 described as follows:

Beginning at the Northeast corner of said Lot 10; thence West along the North line of said Lot 10, a distance of 115 feet; thence South parallel with the East line of said Lot 10, a distance of 100 feet; thence Southeasterly a distance of approximately 160 feet to the Northwest line of Railroad Street at a point 60 feet South and West of the Southeast corner of said Lot 10; thence Northeasterly 60 feet to the Southeast corner of said Lot 10; thence North 212.94 to the Point of Beginning

TOGETHER WITH that portion of Lot 11 of said plat described as follows:

Beginning at the Southeast corner of said Lot 11; thence South 89 degrees 59' 49" West along the South line of said Lot 11, a distance of 31.16 feet to the point of intersection with a line parallel with and 5 feet Westerly of, as measured perpendicular to, the Westerly edge of an existing gravel driveway situated upon the Southerly and Easterly portion of Lot 11; thence North 0 degrees 43' 36" East along said 5-foot offset line lying West of the driveway and the Northerly projection thereof, a distance of 288.45 feet, more or less, to a point on the North line of said Lot 11, which point bears North 89 degrees 59' 04" West, a distance of 26.57 feet from the Northeast corner of said Lot 11; thence South 89 degrees 59' 04" East along the North line of said Lot 11, a distance of 26.57 feet to the Northeast corner thereof; thence South 0 degrees 11' 36" East along the East line of said Lot 11, a distance of 288.42 feet, more or less, to the True Point of Beginning;

SUBJECT TO a non-exclusive easement for ingress and egress over and across said existing driveway in favor of the adjoining portion of Lot 11 to the West, which easement shall automatically expire and become null and void on March 1, 2007.

Revised P77250:

Lot 11, plat of "STATE STREET ADDITION TO SEDRO" as per plat recorded in Volume 3 of Plats, Page 61, records of Skagit County, Washington, EXCEPT the following described tract of land:

Beginning at the Southeast corner of said Lot 11; thence South 89 degrees 59' 49" West along the South line of said Lot 11, a distance of 31.16 feet to the point of intersection with a line parallel with and 5 feet Westerly of, as measured perpendicular to, the Westerly edge of an existing gravel driveway situated upon the Southerly and Easterly portion of Lot 11; thence North 0 degrees 43' 36" East along said 5-foot offset line lying West of the driveway and the Northerly projection thereof, a distance of 288.45 feet, more or less, to a point on the North line of said Lot 11, which point bears North 89 degrees 59' 04" West, a distance of 26.57 feet from the Northeast corner of said Lot 11; thence South 89 degrees 59' 04" West along the North line of said Lot 11, a distance of 26.57 feet to the Northeast corner thereof; thence South 0 degrees 11' 36" East along the East line of said Lot 11, a distance of 288.42 feet, more or less, to the True Point of Beginning.

TOGETHER WITH a non-exclusive easement over and across said existing driveway on the adjoining portion of Lot 11 to the East, which easement shall automatically expire and become null and void on March 1, 2007.



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EXHIBIT "B"

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Richard W. Morris and Darscella B. Morris, husband and wife
Recorded: September 7, 2006
Auditor's No.: 200609070138
As Follows:

- 1.) SUBJECT TO a non-exclusive easement for ingress and egress over and across said existing driveway in favor of the adjoining portion of Lot 11 to the West, which easement shall automatically expire and become null and void on March 1, 2007.
- 2.) "The two contiguous lots referenced on Exhibit "A" hereto will be recombined into the two lots described thereon. This boundary adjustment is not for the purposes of creating an additional building lot".

B. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 7, 2006
Auditor's No.: 200609070139
Purpose: Water line and for wellhead protection
Area Affected:

Existing well located on Parcel "A" and existing water line over, under and through Parcel "A". There is further imposed upon both Parcel "A" and Parcel "B" a well protection zone, encompassing a circle with a radius of one hundred feet.

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

Recorded: September 7, 2006
Auditor's No.: 200609070140

Said matters include but are not limited to the following:

1. Location of well.
2. Location of driveway.
3. Location of fences.



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