

When recorded return to:

Mr. and Mrs. Wayne J. Kremling
205 Spring Place
Enumclaw, WA 98022



200705210115
Skagit County Auditor

5/21/2007 Page 1 of 2 211:36AM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 10155

Grantor: Carol A. Schesser
Grantee: Wayne J. Kremling and Bryn L. Kremling

CHICAGO TITLE CO.
1042009 ✓

Statutory Warranty Deed

THE GRANTOR Carol A. Schesser, an unmarried individual, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wayne J. Kremling and Bryn L. Kremling, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2 Block Skagit County Short Plat No. 97-0062 Volume Page(s) Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 360236-2-006-0400 / P123036

Dated May 14, 2007

Carol A. Schesser
Carol A. Schesser

2368
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 21 2007

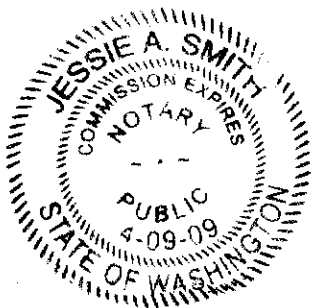
Amount Paid \$ 3831.11
Skagit Co. Treasurer
By mlm Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Carol A. Schesser

the person who appeared before me, and said person 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.

Dated: 5-14-07



Jessie A. Smith
Notary Public in and for the State of WA
Residing at Arlington
My appointment expires: 4-9-2009

EXHIBIT A

Lot 2, Skagit County Short Plat No. 97-0062, recorded June 10, 2005 under Auditor's File No. 200506100138, and being a portion of the Northwest quarter of the Northwest quarter of Section 36, Township 36 North, Range 2 East, W.M., records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Subject:

Recitals on face of Short Plat as follows:

Zoning – Residential
Comprehensive Plan Designation – Rural Intermediate

Restrictions on the face of Short Plat as follows:

- A. This Short Plat Number and date of approval shall be included in all Deeds and Contracts.
- B. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
- C. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- D. In accordance with Short Subdivision Ordinance No. 14.08.090 (1)(o): "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 Skagit Fire District.

Recitals on face of Short Plat No.

- A. It is hereby agreed that the old abandoned structures located upon the South property line of the counter lot lying North of and adjacent this subdivision and as annotated hereon shall not be reinhabited in their present location and shall not acquire adverse possession rights against Lot 1 of this Short Plat while under current ownership. Said corner tract being in the ownership of Donald D. Schesser.
- B. Utilities currently available to this site via Roney Road and Water (see Water Supply note), Power and Telephone.
- C. A lot of Record Certification P105 has been issued and recorded for all lots included in this land division. By virtue of the recording of this land division and the issuance of the Lot Certification all lots therein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted.

Recorded under Auditor's File No. 200506100137

Recital on face of the Short Plat as follows:

- A. Sewage Disposal – The method of sewage disposal shall be by individual septic drainfield systems, Lots 1 and 2 of this Short Plat are undeveloped at this time, i.e. there are no existing residences thereon. The required soil logs for said Lots 1 and 2 have been previously submitted to the Skagit County Permit Center by Gudmunson Septic on August 29, 1997. Permit No. S 97-0572 and S 97-0573 and currently remain on file therewith. (Refer also to Note 3 of Restrictions listed hereinabove)
- B. Water Supply – Water of sufficient quantity and/or quality for normal domestic purposes is currently available to Lots 1 and 2 of this Short Plat by that existing 4" water main along the West side of Roney Road as provided and maintained by the Samish Farms Water Association, Inc.



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