



200711070072

Skagit County Auditor

11/7/2007 Page

1 of

2 11:35AM

When recorded return to:

Catherine D. Marquez
18365. Lincoln Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93060

Statutory Warranty Deed

THE GRANTORS Allan W. Wilhonen and Stephanie J. Wilhonen, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Catherine D. Marquez, unmarried woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 19, Township 34, Range 4; Ptn. SE NW (aka Lot 1, Short Plat No. 10-92)

Tax Parcel Number(s): P26337, 340419-0-032-0007

GUARDIAN NORTHWEST TITLE CO.

B93060E-1

Tract 1 of Short Plat No. 92-010, located in the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M., approved June 11, 1992 and recorded on June 11, 1992, in Volume 10 of Short Plats, pages 90 and 91, under Auditor's File No. 9106110070, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions, and easements per Schedule B-1 attached hereto and made a part hereof, comprised of one page.

Dated

11/6/07

Allan W. Wilhonen

Stephanie J. Wilhonen

5189

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 07 2007

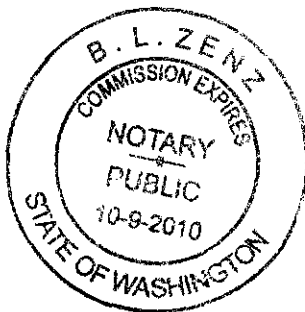
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4632.11
Skagit Co. Treasurer
By main Deputy

I certify that I know or have satisfactory evidence that Allan W. Wilhonen and Stephanie J. Wilhonen, 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:

11-6-07



Notary Public in and for the State of Washington
Residing at Ledro Woolley, WA
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: 92-010
Recorded: June 11, 1992
Auditor's No: 9206110020

Said matters include but are not limited to the following:

1. Location of existing barbwire fences.
2. This site lies within the Skagit River Flood Plain. Benchmark elevation and ground elevations (USGS Datum) have been annotated upon the face of this Short Plat.
3. The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for Lots 1,2 and 3 of this Short Plat have been recently submitted to and approved by the Skagit County Permit Center and are currently on file therewith. This on site Sewage System application was submitted to Skagit county Community Development on July 19, 1991 by Northwest Septic for Jeff Howe.
4. The short plat number and date of approval shall be included in all deeds and contracts.
5. 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.
6. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
7. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
8. Water of sufficient quantity and /or quality for normal domestic purposes is available from the Skagit County Public Utility District No. 1, 4" water mains located in Cascade Street and Lincoln Street abutting this Short Plat.
9. The utility locations shown hereon are from field observation where possible and from available utility records of the Cascade Natural Gas Corporation and Public Utility District No. 1 of Skagit County (water).
10. 20 foot wide utility Easement to Skagit County PUD No. 1 for water pipeline purposes.

B. Unrecorded Easement in favor of Puget Sound Power and Light Company as disclosed by Skagit County Assessor's Tax Account No. 340419-2-005-0006.



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