



200912230053  
Skagit County Auditor

12/23/2009 Page 1 of 5 2:09PM

AFTER RECORDING MAIL TO:

Name Jason Self

Address 18658 Four Jay Ln

City, State, Zip MtVernon WA 98274

PMI GDV LTG 6-33-5  
Escrow Number: R09-02409-DR

GUARDIAN NORTHWEST TITLE CO.

98805-1

Special Warranty Deed

THE GRANTOR(S) Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, who acquired title as Secretary of Veterans' Affairs, an officer of the United State of America, his successors and assigns for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, conveys, and confirms to

Jason Self and Teresa R. Self, Husband and wife  
\* H.

the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" as legal description attached hereto and incorporate Herein by this reference.

(Commonly Known as: 18658 East Four Jay Lane, Mount Vernon, WA 98273)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "B" attached hereto and by this reference is made a part hereof.


Assessor's Property Tax Parcel Account Number(s): 4136-002-008-007- (P74716)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Pursuant to provisions of 38 U.S.C. 3720(a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Dated 12-3-09

Secretary of Veterans Affairs, an Officer of the  
United States of America

By: 

Its: NeoNeshia Stoval, Asst. Secretary  
Countrywide Pursuant to a delegation of authority  
Contained in 38 C.F.R. § 36.4342(f)

3934  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2009

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

STATE OF TEXAS  
COLLIN COUNTY

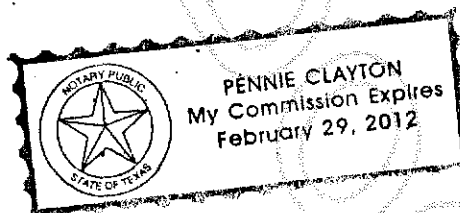
On this date, before me personally appeared NeoNeshia Stoval, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 3rd day of December, 2009

Notary Public

*Pennie Clayton*

My term expires: \_\_\_\_\_



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## Exhibit "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3, Skagit County Short Plat No. 93-039, approved September 10, 1997, and recorded October 13, 1997, in Volume 13 of Short Plats, page 50, under Auditor's File No. 9710130055, records of Skagit County, Washington; being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East, W.M..



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## Exhibit "B"

Right, title and interest of Skagit County in and to mineral reservations in Government Lot 6, under Tax Deed issued out of foreclosures for unpaid delinquent taxes; tax foreclosure Suit No. T. J. 606-1/2, dated April 25, 1932, and filed for record May 9, 1932, under Auditor's File No. 250526.

Developer Extension Agreement dated January 28, 1994, recorded February 11, 1994 under Auditor's File No. 9402110046.

Party 1: Skagit County Sewer District No. 2  
Party 2: Lee Johnson & Sons Construction

### EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: March 17, 1994  
Recorded: March 29, 1994  
Auditor's No.: 9403290129  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

Easement No. 1: All streets, access and utility easements and road rights-of way-as now or hereafter designed, platted and/or constructed within the described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Terms and conditions of Auditor's File No. 9608120094, a re-recording of Auditor's File No. 9606120044, regarding development permits for shoreline development.

### EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington  
Dated: June 20, 1996  
Recorded: August 12, 1996  
Auditor's No.: 9608120118  
Purpose: Perpetual right of way or easement for sewer mains  
Area Affected: Southwesterly 20 feet of Government Lot 6 in Section 6, Township 33 North, Range 5 East W.M.

### AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: LRD TD Johnson Partnership  
And: Skagit County Sewer District No. 2  
Dated: August 14, 1997  
Recorded: August 18, 1997  
Auditor's No.: 9708180058  
Regarding: Pay-Back Agreement



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## Exhibit "B"

TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: 93-039  
As Follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Sewage Disposal - Skagit County Sewer District No. 2.
4. Water - Skagit County P.U.D. No. 1
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.
6. Easement as delineated and/or dedicated on the face of the Short Plat:  

Purpose:	Four Jay Lane
Affects:	All lots within subject short plat
7. A 10 foot storm drainage easement affecting the Westerly portion of Lot 3, Short Plat #93-039.



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