



201004190074  
Skagit County Auditor

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When recorded return to:

Kris M. Coesens and Christy J. Coesens  
1667 Old Hwy 99 N  
Bellingham WA 98229

Recorded at the request of:  
Guardian Northwest Title  
File Number: 99320

# Statutory Warranty Deed

99320-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Linda S. Ross, as her separate estate and Linda Ross as Personal Representative of the estate of James D. Ross, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kris M. Coesens and Christy J. Coesens, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 4-6, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON" (aka Tract 4) Parcel #P70394

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P70394, 4042-005-006-0005

Dated 4-16-10

Linda S. Ross  
Linda S. Ross

The estate of James D. Ross, deceased

Linda S. Ross PR  
By: Linda Ross, Personal Representative

1040  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 19 2010

Amount Paid \$ 5078.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda S. Ross and The estate of James D. Ross, deceased, 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: 4-16-10

Katie E. Hickok

Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2011



## EXHIBIT A

That portion of Lot 4, Lot 5 and Lot 6, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON", filed in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the North line of said Lot 6 and the Northeasterly right of way line of Old Highway 99 as shown on Survey filed in Volume 19 of Surveys, at page 190, under Skagit County Auditor's File No. 9710150048; thence South 35 degrees 55'58" East along said right of way, a distance of 34.80 feet to the point of beginning of this description; thence North 89 degrees 04'51" East parallel with the North line of said Lot 6, a distance of 195.62 feet; thence South 36 degrees 40'43" East, a distance of 80.64 feet; thence South 22 degrees 49'40" East, a distance of 163.00 feet to the South line of the property shown on said survey; thence South 88 degrees 54'18" West along said South line, a distance of 151.45 feet to the Northeasterly right of way line of said Old Highway 99; thence North 35 degrees 55'58" West along said right of way line, a distance of 265.11 feet to the point of beginning of this description.



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Exhibit B

**EXCEPTIONS:**

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

Between: Whatcom County Water District No. 12  
And: James D. and Linda S. Ross, husband and wife  
Dated: January 10, 1991  
Recorded: March 28, 1991  
Auditor's No: 9103280035  
Regarding: Sewer service agreement

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

Recorded: October 15, 1997 and July 24, 2002  
Auditor's No: 9710150048 and 200207240001

**C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:**

In Favor Of: Adjacent property  
Recorded: April 18, 2001  
Auditor's No: 200104180093  
For: Ingress, egress and utilities  
Affects: North 6.5 feet

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Dated: May 23, 2001  
Recorded: June 1, 2001  
Auditor's No: 200106010015  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "  
Area Affected: As constructed on the North 35 feet of Lot 5



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