



201105090073

Skagit County Auditor

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201105050051

Skagit County Auditor

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When recorded return to:

CHUCK WAGONER
2822 OLD HIGHWAY 99 N
BURLINGTON, WA 98233

*Re-record to correct legal description

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-106065

LAND TITLE OF SKAGIT COUNTY

139195.0

Statutory Warranty Deed

Grantor: KEN HALL and PATTY HALL

Grantee: CHUCK WAGONER and LORI WAGONER

THE GRANTORS KEN HALL and PATTY HALL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHUCK WAGONER and LORI WAGONER, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

Abbreviated Legal:

PTN N ½ SW ¼, 17-36-4 E W.M. (AKA Lot 3, SP #94-13 #9405260001)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P107772

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD MORE FULLY DESCRIBED IN EXHIBIT 'B' ATTACHED HERETO BY THIS REFERENCE MADE A PART HEREOF.

Dated April 21, 2011


KEN HALL


PATTY HALL

1317
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


MAY 05 2011

Amount Paid \$ 2696.00
By cm Skagit Co. Treasurer Deputy

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that KEN HALL and PATTY HALL is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/HEY signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5.4.11


LISA DINGLE-KYLES
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 10/15/2013

1358
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 09 2011

Amount Paid \$ 10
By cm Skagit Co. Treasurer Deputy

EXHIBIT A

Schedule "A-1"

139195-O

DESCRIPTION:

Tract ³2 of Skagit County Short Plat No. 94-013, approved May 26, 1994, and recorded May 26, 1994, under Auditor's File No. 9405260001, in Volume 11 of Short Plats, page 76, records of Skagit County, Washington and as amended by Amended Short Plat No. 94-013, approved August 10, 1994, recorded August 16, 1994, under Auditor's File No. 9408160004, in Volume 11 of Short Plats, page 98, records of Skagit County, Washington, being a portion of the North ½ of the Southwest ¼ of Section 17, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain easement area delineated on the face of said Short Plat. Said easement running along the Southerly boundary of Lots 1 and 2 of said Short Plat No. 94-013.

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

A. Notes contained on the face of Short Plat No. 94-13, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts.
 - 2.) All maintenance and construction of private roads shall be the responsibility of the lot owners.
 - 3.) Zoning -- Rural intermediate (R1).
 - 4.) Water -- Individual wells; Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. 100 foot radius well protection zone for individual water systems on Lots 1 thru 3 must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provision, such as recorded covenants or easements.
 - 5.) Sewer -- Individual on-site sewage systems -- Alternative systems are proposed for Lots 1, 2 and 3 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
 - 6.) Basis-of-bearings -- Assumed S02°38'10" W on the West line of the Southwest ¼ of Section 17,
 - 7.) This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
 - 8.) 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.
 - 9.) Change in location of access, may necessitate a change in address, contact Skagit County Public Works.
- B. Question of location of fencelines along and Northerly and Southerly lines, as shown on the face of the Short Plat.



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EXHIBIT "B"

Schedule "A-1"

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TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain easement area delineated on the face of said Short Plat. Said easement running along the Southerly boundary of Lots 1 and 2 of said Short Plat No. 94-013.

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