

When recorded return to:

William Sherlock
PO Box 181
Sedro Wolley, WA 98284



Skagit County Auditor
11/13/2013 Page

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\$73.00
2 12:08PM

Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 13090248

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

147687-0
THE GRANTOR Phillip James Vertin as SoleTrustee of The Phillip James Vertin and Bonnie Marie Vertin Trust, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Sherlock, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 1, SP 90-65; Ptn NW 1/4 Of NE 1/4, 11-35-4 E W.M.

Tax Parcel Number(s): 350411-1-004-0100

P100992

Lot 1, Short Plat No. 90-65, approved February 13, 1991, recorded February 13, 1991, in Book 9 of Short Plats, page 318, under Auditor's File No. 9102130034, and being a portion of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 11, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject To: Attached exhibit "A" made a part hereof

Dated October 28, 2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 4578

NOV 13 2013

The Phillip James Vertin and Bonnie Marie Vertin Trust

By: Phillip James Vertin, Trustee

Amount Paid \$ 895.00
By kk Skagit Co. Treasurer Deputy

STATE OF CALIFORNIA
COUNTY OF SUTTER SS:

I certify that I know or have satisfactory evidence that Phillip James Vertin (is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Trustee of The Phillip James Vertin and Bonnie Marie Vertin Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/30/2013

Duane F. Haley
Notary Public in and for the State of CALIFORNIA
Residing at YUBA CITY, CA
My appointment expires: JUNE 21, 2015

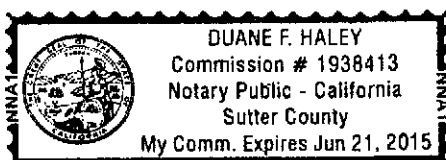


Exhibit "A"

Subject to:

- A. Reservation to the Grantor, its successor in interest and assigns, of an easement for road purposes along and across the Easterly and Northerly 30 feet of the North $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 35 North, Range 4 East, W.M., contained in deed from Pope & Talbot, Inc., a corporation dated January 26, 1944, filed April 12, 1944, under Auditor's File No. 370606, and recorded in Volume 192 of Deeds, page 575.

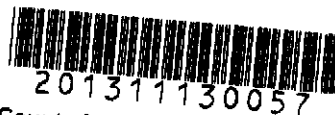
NOTE: By deed dated October 15, 1945, filed October 23, 1945, under Auditor's File No. 384393, and recorded in Volume 204 of Deeds, page 210, Pope & Talbot, Inc., a corporation, conveyed to the County of Skagit for road purposes, the North 30 feet of the Northeast $\frac{1}{4}$ and the North 30 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 11.

- B. Notes shown on the face of Short Plat No. 90-65, 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. Zoning - Residential;
4. Sewage Disposal - Individual septic systems;
5. Water - Private wells...Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, and the buyer should inquire and investigate as to availability of said water;
6. Detention swales shall be field located at time of construction. Swales shall have a volume of no less than 150 ft cubed. There will be no swale on Lot 4. Detention Swales shall be no less than 100' from any septic system;
7. Permanent 10' Easement for construction and maintenance shall be established at time of construction;

- C. Minimum 50' buffer each side of creek measured from creek high water line.

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