

AFTER RECORDING MAIL TO:
Paul C. Creelman
9881 District Line Road
Burlington, WA 98233

13
KATHY HILL
SKAGIT COUNTY RECORDER

99 JUL -9 AM 10:04

RECORDED _____ FILED _____
REQUEST OF _____

9907090006

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-90082-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Pacific Coast Investment Company

Grantee(s): Paul C. Creelman, Patricia S. Creelman

Abbreviated Legal: Ptn. NE 1/4 of NE 1/4, 30-34-5 EWM, and N 1/2 of NW 1/4, 29-34-5 EWM

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): P30424; P30425; P30471; P30423

THE GRANTOR PACIFIC COAST INVESTMENT COMPANY as investment manager for the individuals as set forth on attached Exhibit 'C' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAUL C. CREELMAN and PATRICIA S. CREELMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

30292
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 9 - 1999

See Attached Exhibit B

Dated this 18 day of June, 1999

By Pacific Coast Investment Company

By _____

Amount Paid \$ 3,519.00
Skagit Co. Treasurer
By [Signature] Deputy

By [Signature]

Jerry Zevenbergen, President

By _____

STATE OF WASHINGTON

County of KING

SS: _____

I certify that I know or have satisfactory evidence that Jerry Zevenbergen the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledge it as the President of PACIFIC COAST INVESTMENT COMPANY

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 18, 1999

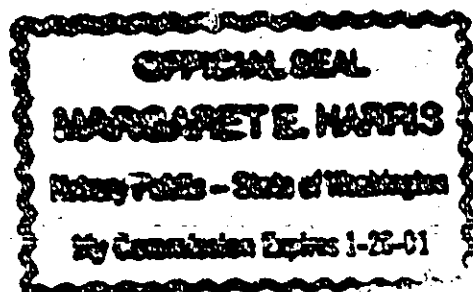
Margaret E. Harris

Margaret E. Harris

Notary Public in and for the State of WASHINGTON

Residing at Seattle, WA

My appointment expires: 01/26/01



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Exhibit A

PARCEL "A":

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 5 East, W.M.,

EXCEPT the South 40 feet thereof;

AND EXCEPT the West 500 feet thereof;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 500 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 5 East, W.M.;

EXCEPT the South 40 feet thereof;

Situate in the County of Skagit, State of Washington.

PARCEL "C":

All that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying West of Nookachamps Creek and East of the County road, all in Section 30, Township 34 North, Range 5 East, W.M.

EXCEPT that portion thereof conveyed to Skagit County for road by deed recorded July 1, 1986 under Auditor's File No. 8607010049, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 5 East, W.M.,

Situate in the County of Skagit, State of Washington.

Grantor hereby reserves for itself, its successors and/or assigns, a non-exclusive easement for road and utility purposes over, under and through the real property described in Tract "A" below, more particularly described as 30 feet on either side of and running parallel to the center line of the existing roadway, which runs from the East side of the County Road in Section 30, Township 34 North, Range 5 East W.M., Skagit County, Washington and then in an Easterly direction being Southeast and Northeast until it reaches the Southwest quarter of Section 20, Township 34 North, Range 5 East, W.M., this being the most Southerly side of the 60 foot easement, all being in Sections 29 and 30, Township 34 North, Range 5 East, Skagit County, State of Washington, for the benefit of the real property described as Tract "B", located in Skagit County, State of Washington. Grantee, its successors, and assigns shall also have the right to use said easement for stated purposes. Grantor and Grantee shall maintain the easement and roadway in perpetuity within its present boundary or such boundaries as may be agreed to by all parties hereto. The surface of the roadway shall be maintained so as to allow free and reasonable passage of such vehicular traffic as may be reasonable and necessary in order that all parties may enjoy full and free use of the parcels of real property affected hereby. The cost of maintaining the easement/roadway shall be borne in equal shares by the ownership of each parcel of real property affected thereby. In the event Grantees or Grantors place any utilities in any of the easement(s) described herein, the party placing such utilities in the easement(s) and the party for whose benefit said utilities are installed, shall bear the entire cost of installation of the same; shall hold harmless and indemnify any other parties hereto with regard to the use of installation of the said utilities, and shall restore the said easement(s)/roadway to its condition prior to the placement of any such utility in the easement, unless otherwise agreed to by

the parties in writing. The utility installation shall be in compliance with all applicable building codes and other governmental regulations. The reservation and easement is appurtenant to and shall run with each parcel of real property described in Tracts "A" and "B". The terms of this reservation/easement shall be binding on all heirs, successors and assigns of the parties hereto. In the event that any of the owners institute a suit concerning the reservation/easement, the prevailing party(ies) shall be entitled to reasonable attorney's fees. The venue of any suit shall be in the county in which the property is located.

By execution below, Grantee approved and agrees to the reservation/easement described above and all provisions relating thereto.

TRACT "A":

PARCEL "A":

The Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; AND EXCEPT the West 500 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 500 feet to the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 5 East, W.M.; EXCEPT the South 40 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

All that portion of the Northeast 1/4 of the Northeast 1/4, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast 1/4 of the Northeast 1/4, lying West of Nookachamps Creek and East of the County road, all in Section 30, Township 34 North, Range 5 East, W.M., EXCEPT that portion thereof conveyed to Skagit County for road by Deed recorded July 1, 1986, under Auditor's File No. 8607010049, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TRACT "B":

PARCEL "A":

That portion of the following described tract lying West of the Northerly prolongation of the East line of Tract "A" of Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473;

The South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 5 East, W.M.

PARCEL "B":

Tract "B" of Short Plat No. 53-78, approved August 24, 1978, and recorded August 29, 1978 in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 all in Section 20, Township 34 North, Range 5 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract "A" of said Short Plat No. 53-78; thence North 89 degrees 14'06" West along the Westerly prolongation of the North line of said Tract "A", a distance of 328.89 feet; thence South 02 degrees 03'28" West parallel with the West line of said Tract "A", a distance of 662.19 feet to the South line of said Tract "B"; thence South 89 degrees 09'55" East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract "A"; thence North 02 degrees 03'28" East along the West line of said Tract "A", a distance of 662.60 feet to the point of beginning.

TOGETHER WITH a 20 foot easement for ingress, egress and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said

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property and to be measured 10 feet out on each side from the centerline of said road;

The West 500 feet of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet; thereof; ALSO all that portion of the Northeast 1/4 of the Northeast 1/4, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast 1/4 of the Northeast 1/4, lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North, Range 5 East, W.M.

ALSO EXCEPT that portion of said Tract "B" lying East of Tract "A" of said Short Plat.

Situate in the County of Skagit, State of Washington.

Read and Content Approved:

Paul C. Creelman

Patricia S. Creelman

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Exhibit B

SUBJECT TO: Continuation of Forest Land Classification as set forth in notice recorded August 21, 1989, under Auditor's File No. 8908210004 and subject to the provisions of RCW 84.34; Coal and mineral reservations recorded December 28, 1960, under Auditor's File No. 602489; Mineral reservations recorded November 11, 1989, under Auditor's File No. 76334; Easement recorded March 14, 1977, under Auditor's File No. 852441; Easement recorded under Auditor's File No. 877758; Easement recorded October 21, 1987, under Auditor's File No. 8710210056; The effect, if any of Lot Certification recorded January 4, 1996, under Auditor's File Nos. 9601040070 and 9601040071; Terms and Conditions of Shoreline Substantial Development Conditional Use Permit No. SHL 95 038 recorded January 30, 1996, under Auditor's File No. 9601300049 and modified by document recorded under Auditor's File No. 9806120007; Terms and conditions of Special Use Permit No. SPU 94 037 as recorded January 30, 1996 under Auditor's File No. 9601300050, and modified by document recorded under Auditor's File No. 9806120006; Any change in the boundary of legal description that may arise due to shifting and changing in course of the Nookachamps Creek; Rights of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Nookachamps Creek, if navigable.

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EXHIBIT "C"

LOUIS W. SACKETT and ALMA H. SACKETT, joint tenants with right of survivorship, as to a 2% interest;

COHEN, MANNI & THUENE MONEY PURCHASE PENSION PLAN, KENNETH A. MANNI INVESTMENT ACCOUNT, as to a 2.65% interest;

WALTER E. KING, as to a 3.95% interest;

PATRICIA G. FELEY, a single woman, as to a 1.66% interest;

HERBERT L. KLAVTER and SHARON L. KLAVTER, as to a 2.75% interest;

ROBERT L. HAMILTON, GENERAL PARTNER; HAMILTON LIMITED PARTNERSHIP, as to a 2.51% interest;

ROBERT L. HAMILTON, TRUSTEE UNDER INTERVIVOUS TRUST DATED 11/14/68, as to a 1.6% interest;

ALBERT W. HOPE and JOHN W. HOPE, joint tenants with right of survivorship, as to a 3.11% interest;

JUNE O'DELL, KIM O'DELL and PAM DANDLICKER, as to a 3.53% interest;

REDFORD FAMILY PARTNERSHIP, ART REDFORD and DALLAS REDFORD, Managing Partners, as to a 2.46% interest;

ETHEL M. NICHOLAS, TRUSTEE and ETHEL M. NICHOLAS LIVING TRUST, as to a 2.55% interest;

KENNETH A. MANNI, as to a 2.4% interest;

DAVID D. HOFF, as his separate estate, as to a 1.30% interest;

LARRY JONES and JANET JONES, Trustee for MELISA C. JONES, AMANDA K. JONES, BRYAN D. JONES and JOEL W. MORRISON, minors, as to a 3.53% interest;

HENRY MICHAUD, as to a 3.10% interest;

THOMAS R. COLLINS AS TRUSTEE OF THE ANDERSON HUNTER LAW FIRM, P.S., PROFIT SHARING TRUST AND WILLIAM HECHT AS TRUSTEE OF THE RADIOLOGY ASSOCIATES, P.S. RETIREMENT PLAN TRUST, as to a 19.94% interest;

FRONTIER BANK, TRUSTEE FOR EDWARD P. OSWALD IRA ROLLOVER ACCOUNT, as to a 2.4% interest;

FRONTIER BANK, TRUSTEE FOR THE DONALD C. HAWLEY IRA PLAN, as to a 3.25% interest;

THE OLERICH FAMILY REVOCABLE LIVING TRUST, VINCENT E. OLERICH and E'ELDA V. OLERICH, AS TRUSTEES, as trustees, as to a 1.20% interest;

GERTRUDE E. BEACH, as to a 1.54% interest;

HENRY A. KUCHARIC, M.D., Trustee for HENRY A. KUCHARIC, M.D., Profit Sharing Plan, as to a 2.78% interest;

LEONARD F. FRENCH and DEBORAH K. FRENCH, as to a 3.05% interest;

G. JOHN DOCES and SOPHIA DOCES, TRUSTEES OF THE G. JOHN DOCES AND SOPHIA DOCES LIVING TRUSTEE AGREEMENT, as to a 20.30% interest;

WILLIAM C. PEROVICH and AURELLIA D. PEROVICH, as to a 2.02% interest;

MICHAEL J. WENSMAN and PATRICIA M. WENSMAN, as to a 2.4% interest;

BARBARA J. BILSKY, as to a 1.30% interest;

DONNA M. JONAS, (ka DONNA M. PELTON, as to a 0.72% interest.

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