

AFTER RECORDING MAIL TO:

John Weimer
31611 367th NE
Arlington, WA 98223



199908310154

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Century Title and Escrow
Escrow Number: 100070

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

P 90345

Grantor(s): Fred Barene, Krimhilde Barene
Grantee(s): John Weimer
Abbreviated Legal: A PTN OF NE 1/4 OF SE 1/4, 31-33-10 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 331031-1-004-0204

THE GRANTOR Fred Barene and Krimhilde Barene, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to John Weimer, a single person
the following described real estate, situated in the County of Skagit, State of Washington:
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

31265
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 31 1999

Amount Paid \$ 1116.90
Skagit County Treasurer
By: [Signature] Deputy

Dated this 29th day of August, 1999

By Fred Barene
Fred Barene

By _____

By Krimhilde Barene
Krimhilde Barene

By _____

STATE OF WASHINGTON }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Fred Barene and Krimhilde Barene

are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29 1999

Laurie A. Downing
Laurie A. Downing
Notary Public in and for the State of WASHINGTON
Residing at Stanwood
My appointment expires: 12/19/2001



DESCRIPTION:

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the East $\frac{1}{4}$ corner of Section 31, Township 33 North, Range 10 East, W.M.;
 thence along the East line of said Section 31 and along the centerline of the existing County road, South $01^{\circ}21'02''$ West, 561.91 feet to a point of curve on the existing County road;
 thence North $88^{\circ}38'58''$ West, 30.00 feet to a point on the West line of said County road;
 thence along a curve to the right whose back tangent bears South $01^{\circ}21'02''$ West, through a Delta angle of $6^{\circ}42'28''$, a radius of 924.93 feet along an arc length of 108.30 feet;
 thence leaving said West line North $89^{\circ}11'09''$ West, 479.34 feet to the true point of beginning;
 thence South $01^{\circ}21'02''$ West, 588 feet, more or less, to a point on the South line of the Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of said Section 31;
 thence along said South line North $89^{\circ}40'34''$ West, 375 feet, more or less, to an intersection with a line which bears South $01^{\circ}21'02''$ West, from a point which lies North $89^{\circ}11'09''$ West, 374.96 feet from the true point of beginning;
 thence North $01^{\circ}21'02''$ East, 591 feet, more or less, to an intersection with a line which bears North $89^{\circ}11'09''$ West from the true point of beginning;
 thence South $89^{\circ}11'09''$ East, 374.96 feet to the true point of beginning.

ALSO shown as Tract 13 of recorded Survey of Trail Creek, recorded in Volume 92 of Official Records, page 576 through 589, inclusive, under Auditor's File No. 772764,

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain access easement "A" as described and delineated on the face of said survey and as described in "Declaration of Covenants, Conditions and Restrictions for Trail Creek", recorded November 15, 1927, under Auditor's File No. 776807.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Reservations contained in deed recorded under Auditor's File No. 440499, as follows:

"The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves as Trustees for the Stockholders of The Sound Timber Company, their successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon the other lands in King, Snohomish and Skagit Counties hereinabove partially described, including but not limited to, coal, oil, and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonable necessary from said purpose, providing that the Grantee, and the Grantee's successors and assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvement thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation."

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, REFERENCE TO THE RECORD HEREBY MADE FOR FULL PARTICULARS:

Declaration Dated: August 17, 1972
 Recorded: August 17, 1972
 Auditor's No.: 772763
 Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, REFERENCE TO THE RECORD HEREBY MADE FOR FULL PARTICULARS:

Declaration Dated: November 13, 1972
 Recorded: November 15, 1972
 Auditor's No.: 776807
 Executed By: The Quadrant Corporation

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc.
 Purpose: Electric distribution line
 Area Affected: Over all private roads in Trail Creek and portions of Tracts 1, 2, 5, 7 and 8
 Dated: April 26, 1973
 Recorded: May 10, 1973
 Auditor's No.: 784768

D. Easement for ingress, egress and utilities over the South 30 feet of the subject property, as disclosed on the face of the recorded survey of Trail Creek, Volume 92 of Official Records, pages 576 to 589, inclusive, as set forth in Declaration of Covenants, Conditions and Restrictions shown as Paragraph 1 herein.



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