



199911090076

Kathy Hill, Skagit County Auditor

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RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

LAND TITLE COMPANY OF SKAGIT COUNTY
P-86765

DOCUMENT TITLE: STATUTORY WARRANTY DEED

GRANTOR: ESTATE OF NELLIE TAYLOR-STUART FLYNN, deceased, by SARI SWENSSON-COOPER, personal representative

GRANTEE: SWENSSON, HELI, trustee for DAVID SWENSSON and SARI SWENSSON-COOPER

ABBREVIATED LEGAL DESCRIPTION: Ptn Lot B, Short Plat No. 57-75, being ptn of Gov Lot 1, Sec. 26, Township 36 N, R 2 E W.M., together with tidelands and easement

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 360226-0-033-0007
and 360226-0-049-0009

STATUTORY WARRANTY DEED

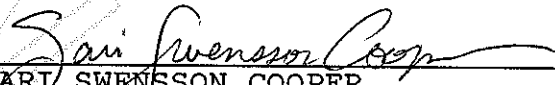
THE GRANTOR, SARI SWENSSON COOPER, as personal representative of the estate of NELLIE TAYLOR STUART FLYNN, deceased, conveys and warrants to HELI SWENSSON, as trustee for DAVID SWENSSON, as his separate estate, and SARI SWENSSON COOPER, as her separate estate, until April 12, 2004, at which time the trust shall terminate and title shall be distributed by the trustee free of trust one-half in DAVID SWENSSON, as his separate estate, one-half in SARI SWENSSON COOPER, as her separate estate, in a fashion mutually agreed upon by the beneficiaries. If no agreement is reached, then the method of distribution shall be chosen by the Trustee or her successor, together with all present and after-acquired interest in and to the following described real estate, situate in the County of Skagit, State of Washington, to-wit:

That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

The conveyance is made pursuant to the terms and conditions of the Last Will and Testament of NELLIE TAYLOR STUART FLYNN, deceased, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the Will of the decedent duly admitted to probate in the Superior Court of the State of Washington for Skagit County, Cause No. 90-4-00060-5.

The grantor for herself and for her successors in interest does by these presents expressly limit the covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, she will forever warrant and defend the said described real estate.

DATED this 06 day of ~~October~~ November, 1999.


SARI SWENSSON COOPER,
Personal Representative

32391
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)


NOV 9 1999

Amount Paid \$ 0
Skagit Co. Treasurer
By MD Deputy

I certify that I know or have satisfactory evidence that SARI SWENSSON COOPER, as personal representative of the estate of NELLIE TAYLOR STUART FLYNN, deceased, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: ~~October~~ 06, 1999.
November




Printed name: Hae Lee Oh
Notary Public in and for the State of
California, Los Angeles County
My appointment expires: 08/06/2003



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UNRECORDED

The following described real property:

Lot B, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976 in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT that portion described as follows:

Beginning at a point of the most Westerly line of said Lot B, 155.5 feet South of the Northwest corner thereof;
thence North along said Westerly line 155.5 feet;
thence East along the North line of said Lot B a distance of 60.00 feet;
thence South 01°42'41" West a distance of 155.5 feet;
thence Westerly to the point of beginning.

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Westerly of the Northerly extension of the West line of Lot "A" of said short plat above described, and lying Easterly of the West line of the East 150 feet of the West 817.67 feet of Government Lot 1 of Section 26, Township 36 North, Range 2 East, W.M.; EXCEPT any portion thereof lying within a tract conveyed October 15, 1901, by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427;

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295 to the base of a hill;
thence in an Easterly direction to the East line of that certain tract conveyed to Terry Knutzen, etux, by deed recorded March 20, 1995 under Skagit County Auditor's File No. 9503200009, and as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965, in Skagit County Superior Court Cause No., 26747.

Situate in the County of Skagit, State of Washington

EXHIBIT "A"



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UNRECORDED

SUBJECT TO THE FOLLOWING:

A. Reservations contained in deed under which said tidelands are claimed from the State of Washington, dated June 4, 1943, recorded June 14, 1943, in Volume 189 of Deeds, page 196, of all oils, gases, minerals, etc., as provided in Section 7797-56 of Remington's Revised Statutes.
(Affects tidelands only)

B. Notes contained on the face of Short Plat No. 57-75, 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 System;
5. Water - Samish Farms Water Association, Inc.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Samish Island Water Company, a corporation
Purpose: The right to install, replace and repair the necessary water mains and water lines
Area Affected: As closely as possible and practical the location of a wooden water main now servicing the community
Dated: June 28, 1950
Recorded: June 23, 1953
Auditor's No.: 489782

D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short plat
Purpose: Road and utility
Area Affected: 50 foot strip and 40 foot strip as shown on the face of the short plat

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short plat
Purpose: Walkway, boat launch and utility easement
Area Affected: 20 feet times 75 foot strip as shown on the face of the short plat EX"A" - 2



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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Robert Douglas Green
Purpose: Together with reasonable access rights,
and right to place necessary utility
lines, over grantor's adjacent property
and access easements
Area Affected: Undisclosed
Dated: August 19, 1967 and June 21, 1968
Recorded: August 28, 1967 and June 21, 1968
Auditor's No.: 703678 and 714999

G. Terms and conditions contained in Stipulation and Decree entered April 14, 1965 in Skagit County Superior Court Cause No. 26747 regarding the beneficial easement insured herein.

H. Matters disclosed by Short Plat No. 57-75, recorded January 16, 1976 under Auditor's File No. 828754 including, but not limited to, the following:

Encroachment of house over the West boundary line of subject property.

I. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to sue any portion which is now, or has formerly been, covered by water.

J. Rights and easements for commerce, navigation and fisheries.



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