



200005010130

Kathy Hill, Skagit County Auditor
5/1/2000 Page 1 of 3 11:36:30AM

WHEN RECORDED RETURN TO:

Name: THOMAS H. MINIFIE AND GINA LEE. MINIFIE

Address: 28218 N.E. 148TH PL., DUVALL, WA 98019

LAND TITLE COMPANY OF SKAGIT COUNTY

FILED FOR RECORD AT REQUEST OF STEVEN P. RECOR, ATTORNEY AT LAW

P_92834

STATUTORY WARRANTY DEED

THE GRANTOR ROGER C. ULSKY KATHLEEN A. WATON, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to THOMAS H. MINIFIE AND GINA LEE. MINIFIE, HUSBAND AND WIFE

the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION SHOWN ON EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TAX ACCOUNT NO.: 340436-0-039-0017

SUBJECT TO:

PARAGRAPHS 1 THROUGH 5 SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

35065
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 1 2000

Dated: APRIL 21, 2000

Amount Paid \$ 3519.00
Skagit Co. Treasurer
By Deputy

ROGER C. ULSKY

KATHLEEN A. WATON

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that ROGER C. ULSKY and KATHLEEN A. WATON signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/25/2000

- seal -

Notary Public in and for the State of Washington,
residing at 1503 Riverside Dr., Mount Vernon

My appointment expires 7-23-2002



EXHIBIT "A"

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60-foot County Road, with the North line of said Government Lot 3;
thence South $26^{\circ}05'30''$ West along said road 81.20 feet;
thence South $59^{\circ}11'30''$ East for 166.09 feet to the true point of beginning for this description;
thence South $80^{\circ}16'$ East for 53.64 feet to a point in an existing fence line;
thence South $61^{\circ}19'30''$ East along said fence 234 feet, more or less, to the Westerly shore of Big Lake;
thence Northerly along said shore-line 62 feet, more or less, to a point which is 236 feet Southerly (as measured along said shore-line) from the North line of Government Lot 3;
thence North $61^{\circ}19'30''$ West for 222 feet, more or less, to the Southeast line of a private road;
thence South $26^{\circ}05'30''$ West along said private road for 35.06 feet;
thence South $78^{\circ}10'$ West along said private road for 65.26 feet to the true point of beginning,

TOGETHER WITH a non-exclusive easement for ingress and egress over that certain private driveway as more fully described and set forth in Document recorded under Auditor's File No. 9308100093, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT "A"



200005010130

Kathy Hill, Skagit County Auditor

5/1/2000 Page 2 of 3 11:36:30AM

EXHIBIT "B"

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF

Grantee: Puget Sound Power & Light Company
Purpose: Anchor with guy wire
Area Affected: Location not described
Dated: Not disclosed
Recorded: October 13, 1966
Auditor's No.: 689027

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For sanitary sewers with necessary appurtenances
Area Affected: A strip of land 10 feet in width the centerline of which is described as follows:

Beginning at a point on the South line of Section 25, Township 34 North, Range 4 East, W.M., which is South 89°23'49" East 1,774.63 feet from the Southwest corner of said Section 25; thence South 1°34'10" West 124.18 feet; thence South 65°44'0" West 401.47 feet; thence South 23°41'32" West 365.83 feet; thence South 6°18'26" West 382.31 feet; thence South 16°25'13" West 314.84 feet; thence South 24°38'7" West 371.84 feet; thence South 39°10'7" West 334.07 feet; thence South 17°23'42" West 418.12 feet; thence South 10°2'18" West 327.01 feet; thence South 15°51'49" East 235.79 feet; thence South 19°22'56" East 429.53 feet; thence South 19°34'23" East 286.56 feet; thence North 66°19'4" East 186.72 feet; thence South 24°13'2" East 305.26 feet; thence South 20°20'21" East 387.78 feet; thence South 10°45'3" East 241.23 feet; thence South 10°43'28" East 403.04 feet; thence South 6°6'10" East 159.91 feet; thence South 14°17'43" East 214.65 feet; thence South 6°54'40" East 299.17 feet; thence South 9°27'44" East 115.57 feet; thence South 66°48'5" West 159.93 feet to West Big Lake Blvd. and the terminus of this centerline.

Dated: April 8, 1978
Recorded: January 25, 1979
Auditor's No.: 895386

3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Norman Schaaf and Helen Schaaf
And: Olga Karklins
Dated: July 28, 1993
Recorded: August 10, 1993
Auditor's No.: 9308100093
Regarding: Joint road maintenance

4. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.

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

END OF EXHIBIT "B"



200005010130

Kathy Hill, Skagit County Auditor