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Kathy Hill, Skagit County Auditor
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After Recording Mail to:

Name STILES & STILES, INC., P.S.
Address: P. O. Box 228
City/State: Sedro-Woolley, WA 98284

Grantor(s): JIM BINSCHUS
Grantee(s): KELLY STEPHENSON
Legal: Ptn. Lot 7 and Tract 11, CHASE ACREAGE

Tax Parcel # 3881-000-011-0104 (P64379)

ISLAND TITLE CO.

STATUTORY WARRANTY DEED

SB-10152 ✓

JIM BINSCHUS, a single man, for and in valuable consideration in hand paid, conveys and warrants to KELLY STEPHENSON, a single woman, the following described real estate, situated in the County of Skagit, State of Washington:

See attached legal description (Exhibit A).

TOGETHER WITH THAT CERTAIN 1969 Skyline mobile home, 52T/24, VIN number S1732C, License number 42396.

Subject to exceptions as set forth in schedule B-001 under Island Title Insurance Order #B16152 attached hereto.

Situate in the County of Skagit, State of Washington.

354169
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 26 2000

Amount Paid \$ *1331.10*
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated May 25, 2000.

Jim A Binschus
Jim Binschus (individual)

By: _____
(President)

(individual)

By: _____
(Secretary)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me
Jim Binschus

On this _____ day of _____, 2000,
before me, the undersigned, a Notary Public in and for the
State of Washington, duly commissioned and sworn,
personally appeared _____ to me known
to be the President and Secretary, respectfully, of _____
The Corporation that executed the foregoing instrument and
acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein
Mentioned, and on oath stated that they authorized to execute the
Said instrument, and that the seal affixed is the corporate seal of
said corporation.

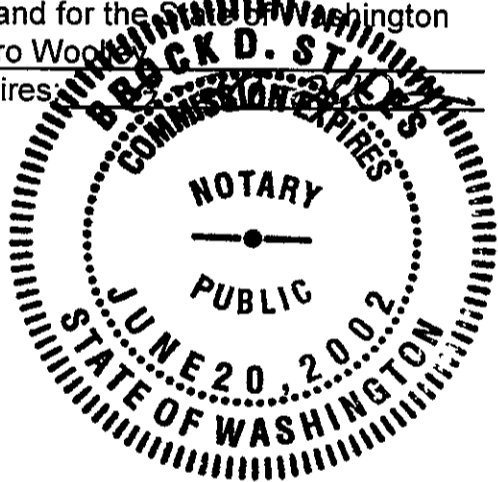
To me known to be the individual(s) described in
And who executed the within and foregoing
Instrument, and acknowledged that he signed
The same as his Free and voluntary act and deed
for the uses and Purposes therein mentioned.

Witness my hand and official seal hereto affixed the day
and year first above written.

GIVEN under my hand and official seal
this 25 day of May 2000.

Bruce D Steele
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
Commission Expires: _____

Notary Public in and for the State of Washington
Residing at: _____
Commission Expires: _____



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Order No.: B16152

EXHIBIT "A"

PARCEL A:

The North 180 feet of the West 121 feet of Tract 11, CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington;

EXCEPT that portion lying within the following described tract:

All that portion of Tracts 10, 11, and 12 of Chase Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Commencing at the East Quarter corner of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, from which the West Quarter corner of said Section 19 bears South 89°58'30" West;

thence North 24°19'46" West a distance of 199.66 feet;

thence due North a distance of 241.9 feet to the true point of beginning of this description;

thence North 88°47'25" West a distance of 167.45 feet;

thence North 01°25'00" West a distance of 81.00 feet paralleling the centerline of the Puget Sound Power and Light Company power easement and 25 feet Easterly therefrom;

thence North 88°47'25" West a distance of 98.08 feet;

thence North 00°22'52" East a distance of 165.02 feet;

thence North 89°35'00" East a distance of 226.89 feet;

thence South 15°14'53" East a distance of 150.19 feet;

thence due South a distance of 108.35 feet to the true point of beginning.

PARCEL B:

That portion of Lot 7, CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 7;

thence South 00°55'45" East along the East line of said Lot 7 a distance of 200.00 feet to the Southeast corner of that tract of land conveyed to Billy D. Ray and Pauline Honcoop Ray by Warranty Deed recorded under Auditor's File No. 733452, records of Skagit County, Washington;

thence North 89°52'24" West along the South line of said tract a distance of 51.99 feet;

thence North 00°37'19" East a distance of 199.97 feet to the North line of said Lot 7;

thence South 89°52'24" East along the North line of said Lot 7 a distance of 46.58 feet to the point of beginning of this description.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Order No.: B16152

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 16, 1945
Auditor's No.: 381158, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 1, 1959
Auditor's No.: 582606, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of Lot 11
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 6, 1962
Auditor's No.: 624743, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said Lot 11, the exact location and extent of said easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 8, 1990
Auditor's No.: 9008080107, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of Lot 11

Continued



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SCHEDULE B-001
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5. Exceptions and reservations as contained in instrument;

Recorded:

Auditor's No.: 9509010019, records of Skagit County, Washington

Executed By: Claude Reavley and Mary Reavley, husband and wife

As Follows:

The grantors reserve unto themselves a life estate in and to the
aforescribed real estate. Said life estate shall be limited to the use
of a residence by grantors. Said life estate shall include the right to
live on, occupy, possess, and otherwise enjoy the aforescribed
real estate but shall not include the right to rent the same. Grantees
shall be responsible for the payment of real estate taxes or insurance
premium. The life estate shall expire and be of no further force or
effect upon the death of the grantors or in the event that grantors are
unable to reside on said property for a continuous period of 120 days
or more whichever event shall first occur.

6. Encroachment of fence onto said premises as disclosed by survey recorded January 19,
1999, in Volume 21 of Surveys, page 117, under Auditor's File No. 9901190118, records
of Skagit County, Washington.

7. Note as disclosed on the face of that survey recorded January 19, 1999, in Volume 21 of
Surveys, page 117, under Auditor's File No. 9901190118, records of Skagit County,
Washington, as follows:

A. There is substantial encroachment onto the subject property. The entire area to
the South and East of the existing fence appears to be encroachment by the
adjoining owners.

- END OF SCHEDULE B-001 -



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