



Kathy Hill, Skagit County Auditor
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RETURN TO:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

LAND TITLE COMPANY OF SKAGIT COUNTY

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 3863-000-067-0100/P106010
LOAN NUMBER: 5019287-401

P-93723

STATUTORY WARRANTY DEED

THE GRANTOR Anthony A. Anderman and Katy L. Anderman, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration
in hand paid, conveys and warrants to Delmar D. Jackson and Ada C. Jackson, Husband and Wife

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

AS HERETO ATTACHED IN EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO: AS HERETO ATTACHED IN EXHIBIT "B" AND BY THIS REFERENCE
MADE A PART HEREOF

ptn of Lots 64-67 1st to Big Lake Waterfront tract

35961
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 27 2000

Dated 06/20/00

Amount Paid \$ 2142.00
Skagit County Treasurer
By: [Signature] Deputy

Seller

[Signature]
Seller Anthony A. Anderman

Seller

[Signature]
Seller Katy L. Anderman

STATE OF Washington

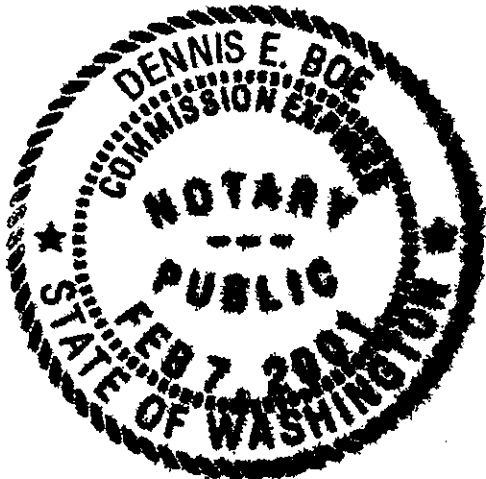
Skagit County ss:

On this day personally appeared before me Anthony A. Anderman and Katy L. Anderman

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed,
for the uses and purposes therein mentioned.

Given under my hand and official seal this

23rd day of June, 2000.
[Signature] DENNIS E. BOE



Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires: Feb 07, 2001

EXHIBIT "A"

PARCEL "A":

That portion of Lots 64, 65 and 66, Plat of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, that lies Southerly of the South margin of the H.C. Peters Road, also known as West Big Lake Boulevard, EXCEPT that portion of said Lots 64 and 65 that lies Westerly of the following described line:

Beginning at the Southeast corner of said Lot 65; thence North $67^{\circ}47'10''$ West, along the Southerly line of said Lot 65, a distance of 63.81 feet to the East line of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., and the true point of beginning of this line description; thence North $5^{\circ}31'33''$ East a distance of 122.30 feet to the intersection of the West line of said Lot 65 and the South margin of the said H.C. Peters Road and the terminus of this description.

TOGETHER WITH the South 105.20 feet of Lot 67 in said Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., that adjoins the Southwesterly line of the Plat of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and is more particularly described as follows:

Beginning at the Southeast corner of Lot 67 of said Plat; thence North $67^{\circ}47'10''$ West, along the Southwesterly line of said Plat, a distance of 261.77 feet to the West line of said Government Lot 2; thence South $0^{\circ}55'13''$ West along the West line of said Government Lot 2, a distance of 62.10 feet to the Southeast corner of Government Lot 3 of said Section 1; thence South $67^{\circ}47'10''$ East, parallel with the Southwesterly line of said Plat, a distance of 239.22 feet to the Southerly extension of the East line of said Lot 67; thence North $22^{\circ}12'50''$ East, along said Southerly extension, a distance of 57.86 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

A. RESERVATIONS CONTAINED IN DEED:

Executed By: Bingham Investment Co., a Washington
corporation
Recorded: May 21, 1954
Auditor's No.: 501861
As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.
(Affects Parcel "B")

B. RESERVATIONS CONTAINED IN DEED:

Executed By: Associated Lumber Mills, Inc.
Recorded: June 8, 1955
Auditor's No.: 520153
As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.
(Affects Parcel "B")

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit Sewer District No. 2
Purpose: Side sewer line
Area Affected: An undisclosed 6 foot wide strip of land
across Lot 67
Dated: September 23, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230061

Said easement includes some maintenance obligations.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Purpose: Ingress and egress to a pump station
Area Affected: An undisclosed portion of Lot 67
Dated: September 23, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230063



E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF;

Grantee: Skagit County Sewer District No. 2
Purpose: Ingress and egress to a pump station
Area Affected: An undisclosed portion of Lot 67
Dated: September 23, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230064

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Area Affected: Easement No. 1: All streets road rights of way, and ingress, egress and utility easements, as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width located within the above described property being parallel to, Westerly and Southerly of and coincident with the boundaries of all private/public street, ingress, egress and utility easements and road rights of way.

Dated: October 22, 1993
Recorded: October 29, 1993
Auditor's No.: 9310290016
(Affects Lot 65)

G. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Adjacent property
Recorded: December 21, 1993
Auditor's No.: 9312210116 and other instruments of record
For: Ingress, egress and utilities
Affects: A 20 foot strip of land and a 70 foot diameter circle



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H. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED
IN INSTRUMENT:

In Favor Of: James C. Kester and Kathryn M. Kester
Recorded: January 21, 1994
Auditor's No.: 9401210082
For: Ingress, egress and utilities
Affects: West 59.45 feet of Parcel "B"

I. RESERVATIONS CONTAINED IN DEED:

Executed By: Keith S. Johnson and alison R. Johnson
Recorded: December 21, 1993
Auditor's No.: 9312210121

The above-described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating additional building lots.

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 1, a
municipal corporation
Purpose: Ingress and egress for the purposes of
maintaining, repairing or altering the
sewage pump station
Area Affected: An undisclosed portion of subject property
Dated: May 4, 1994
Recorded: June 27, 1994
Auditor's No.: 9406270067

K. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES
STATED HEREIN AND CONTAINING A PROVISION FOR BEARING EQUAL COST OR
MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID COMMON SEWER BY THE
COMMON USERS.

For: June 27, 1994
Auditor's No.: 9406270065
Width: 6 feet
Location: An undisclosed 6 foot wide strip of
land across subject property

L. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Keith S. Johnson and Alison Johnson
Dated: July 14, 1994
Recorded: August 4, 1994
Auditor's No.: 9408040041
Regarding: Sewer Service Agreement

