

AFTER RECORDING MAIL TO:
SHARON E. WILLIAMS
889 CHUCKANUT RIDGE
BOW, WA 98232



200007100081
Kathy Hill, Skagit County Auditor
7/10/2000 Page 1 of 5 11:23:37AM

Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY
Escrow Number: 32545/62224

FIRST AMERICAN TITLE CO.
62224-1

Statutory Warranty Deed

Grantor(s): POINT PROPERTIES, ADMINISTRATIVE SERVICES, TRUSTEE
Grantee(s): SHARON E. WILLIAMS
Abbreviated Legal: PTN SE-SE SECTION 5, TOWNSHIP 36, RANGE 3 AND PTN NE-NE SECTION 8, TOWNSHIP 36, RANGE 3
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360305-4-003-0009 R47648, 360308-1-001-0301 R95483, 360305-4-003-0200 R106542

THE GRANTOR WALTER H. OLSEN, JR., Receiver, for POINT PROPERTIES, ADMINISTRATIVE SERVICES, TRUSTEE, under King County Superior Court Cause No. 99-2-22283-1 SEA

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHARON E. WILLIAMS, a single person the following described real estate, situated in the County of SKAGIT, State of Washington: SEE SCHEDULE "C" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

36176
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SUBJECT TO SCHEDULE B-1 ATTACHED HERETO

Dated this 26th day of June, 2000

By POINT PROPERTIES, ADMINISTRATIVE SERVICES, TRUSTEE

By

Amount Paid \$ 5355.00
Skagit County Treasurer
Deputy
By: *Lp*

By

Walter H Olsen

By

WALTER H. OLSEN, JR. Receiver
STATE OF WASHINGTON
County of KING

SS:

I certify that I know or have satisfactory evidence that WALTER H. OLSEN, JR. signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Receiver of POINT PROPERTIES, ADMINISTRATIVE SERVICES, TRUSTEE to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 6, 2000

Cynthia L Thompson
Notary Public in and for the State of WASHINGTON
Residing at Tacoma
My appointment expires: 2-17-01



Commitment No. 00062224

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

All those portions of the Southeast 1/4 of Section 5, and the Northeast 1/4 of the Northeast 1/4 of Section 8, all in Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of said Section 5; thence South 0 degrees 03'16" West, along the East line of said Northeast 1/4 of the Northeast 1/4 of Section 8, 343.20 feet; thence North 89 degrees 13'20" West, 330.03 feet; thence North 0 degrees 03'16" East, 343.20 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence North 89 degrees 13'20" West along said South line 2309.86 feet to the Southwest corner of the said Southeast 1/4 of Section 5; thence North 3 degrees 03'02" East along the West line of said Southeast 1/4 of Section 5, 842.62 feet; thence leaving said West line South 67 degrees 13'32" East, 727.53 feet; thence South 15 degrees 00'00" West 469.96 feet; thence South 89 degrees 13'20" East, 1280.21 feet; thence North 75 degrees 53'50" East, 802.37 feet to a point of the East line of said Southeast 1/4 of Section 5; thence South 2 degrees 15'57" West, along said East line, 320.06 feet, to the true point of beginning.

TOGETHER WITH all beneficial rights of ingress, egress and utilities contained in Declaration of Covenants, Conditions, Restrictions, Easement and Road Maintenance, as recorded September 27, 1989 under Auditor's File No. 8909270044.



200007100081

Kathy Hill, Skagit County Auditor

7/10/2000 Page 2 of 5 11:23:37AM

Commitment No. 00062224

Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company
Recorded: September 22, 1914
Auditor's No: 104347
Purpose: Right of way for transmission wires and necessary fixtures
Area Affected: Subject property - The exact location and extent of said easement is not disclosed of record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 14, 1973
Auditor's No: 790797
Purpose: Road right of way
Area Affected: Subject property - Said easement contains, among other things, provisions for maintenance by the common users

C. Easement and reservations contained in instrument recorded September 27, 1989, under Auditor's File No. 8909270043, hereto attached.

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: September 27, 1989
Auditor's No.: 8909270044
Affects: Subject property and other property

E. ROAD MAINTENANCE AGREEMENT:

Recorded: September 27, 1989
Auditor's No.: 8909270044
Affects: Subject property and other property

F. MUTUAL RECIPROCAL EASEMENT AND ROAD AND POWER MAINTENANCE AGREEMENT:

Recorded: December 6, 1991
Auditor's No.: 9112060131

G. Road, access, driveway and drainfield easements, and view restrictions as shown on Survey recorded in Volume 14 of Surveys, pages 104 through 108, under Auditor's File Nos. 9306110050 and 9306110051, records of Skagit County, Washington.



200007100081

Kathy Hill, Skagit County Auditor

7/10/2000 Page 3 of 5 11:23:37AM

Exceptions continued

Commitment No. 00062224

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: Not Disclosed
Recorded: June 10, 1993
Auditor's No: 9306100046
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
Affects: As constructed or to be constructed

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Daniel K. Cantrell and Anne E. Cantrell, husband and wife, as to an undivided 1/3 interest; T.D. Parsons and N. Jane Parsons, husband and wife as to an undivided 1/3 interest; Paul Given and Wendy Given, husband and wife, as to an undivided 1/3 interest
Dated: March 14, 1996
Recorded: March 15, 1996
Auditor's No: 9603150013
Purpose: Ingress, egress and utilities
Area Affected:

30 feet in width, over the centerline of which is described as follows: Beginning at the Northeast corner of said Section 8; thence South 00 degrees 03'16" West, along the East line of said Section and of said tract of land, a distance of 189.81 feet to the point of beginning; thence South 25 degrees 09'16" West 168.39 feet to the South line of the above described tract and the point of beginning.



Commitment No. 00062224

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

All those portions of the Southeast 1/4 of Section 5, and the Northeast 1/4 of the Northeast 1/4 of Section 8, all in Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of said Section 5; thence South 0 degrees 03'16" West, along the East line of said Northeast 1/4 of the Northeast 1/4 of Section 8, 343.20 feet; thence North 89 degrees 13'20" West, 330.03 feet; thence North 0 degrees 03'16" East, 343.20 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence North 89 degrees 13'20" West along said South line 2309.86 feet to the Southwest corner of the said Southeast 1/4 of Section 5; thence North 3 degrees 03'02" East along the West line of said Southeast 1/4 of Section 5, 842.62 feet; thence leaving said West line South 67 degrees 13'32" East, 727.53 feet; thence South 15 degrees 00'00" West 469.96 feet; thence South 89 degrees 13'20" East, 1280.21 feet; thence North 75 degrees 53'50" East, 802.37 feet to a point of the East line of said Southeast 1/4 of Section 5; thence South 2 degrees 15'57" West, along said East line, 320.06 feet, to the true point of beginning.

TOGETHER WITH all beneficial rights of ingress, egress and utilities contained in Declaration of Covenants, Conditions, Restrictions, Easement and Road Maintenance, as recorded September 27, 1989 under Auditor's File No. 8909270044.



200007100081

Kathy Hill, Skagit County Auditor

7/10/2000 Page 5 of 5 11:23:37AM