



200101290051

Skagit County Auditor -

1/29/2001 Page 1 of 4 11:19:35AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Marc Schuldt
20122 230th Avenue Northeast
Woodinville, WA 98072

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 63894-2

Escrow No. 2001105
Title Order No. 00063894

THE GRANTOR Brett Helsel and Melissa Helsel, husband and wife

for and in consideration of **Ten Dollars** and other good and valuable consideration
in hand paid, conveys and warrants to **Marc Schuldt and Deborah Schuldt, husband and wife**
the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description (abbreviated): Tract 9 "Leadbetter's Sinclair Tracts"
additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): 3944-000-009-0004 R67190

Subject to: Those items set forth on Exhibit "A" attached hereto and by this reference made a part hereof. Also subject to rights, reservations, covenants, conditions and restrictions presently of record and general to the area; easements and encroachments not materially affecting the value of or unduly interfering with Grantee's reasonable use of the property; and reserved oil and/or mineral rights.

#39184

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Dated: January 11, 2001

[Signature of Brett Helsel]

Brett Helsel

JAN 29 2001

[Signature of Melissa Helsel]

Melissa Helsel

Amount Paid \$ 1774.80
Skagit County Treasurer
By: *[Signature]* Deputy

State of Washington

}ss.

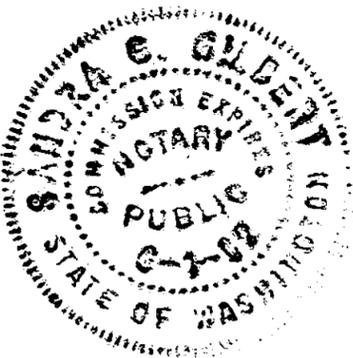
County of ~~Skagit~~ Snohomish

I certify that I know or have satisfactory evidence that Brett Helsel and Melissa Helsel is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/15/01

[Signature of Notary Public]

Notary Public in and for the State of Washington
Residing at Snohomish County
My appointment expires 6/1/02



Legal Description

Parcel "A":

Lot 9, "ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS", according to the plat thereof recorded in Volume 9 of Plats, page 30, records of Skagit County, Washington.

Parcel "B":

TOGETHER WITH non-exclusive easement for ingress and egress over and across a private roadway designated as Tract "A" of said "ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS", according to the plat thereof recorded in Volume 9 of Plats, page 30, records of Skagit County, Washington.



200101290051
Skagit County Auditor
1/29/2001 Page 2 of 4 11:19:35AM

Exhibit "A"

Any tax, fee, assessments or charges as may be levied by Unnamed Community Water Association.

Restriction contained in instruments affecting other tracts in said subdivision, which may be notice of a general plan:

"...no portion of said premises shall be used for industrial, business or commercial purposes."

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Lauren L. Venable and Evelyne J. Venable,
his wife
Dated: February 9, 1962
Recorded: February 21, 1962
Auditor's No: 618263
Purpose: Roadway purposes
Area Affected:

A strip of land 40 feet in width beginning 997.8 feet South 89 degrees 28'30" West from the Northeast corner of said Lot 6; thence South 500 feet; thence North 89 degrees 28'30" East 40.0 feet; thence North 500 feet; thence South 89 degrees 28'30" West 40.0 feet to the point of beginning.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Larry Alff, a bachelor
Dated: November 15, 1965 and April 29, 1966
Recorded: November 15, 1965 and August 1, 1966
Auditor's Nos.: 674584 and 686193
Purpose: Right-of-way purposes to the beach
Area Affected:

That portion of Government Lot 6, Section 9, Township 36 North, Range 1 East, W.M., described as follows: Beginning 997.8 feet South 89 degrees 28'30" West and 650 feet South from the Northeast corner of said Lot 6; thence South 89 degrees 28'30" West a distance of 30 feet; thence South to the meander line; thence Easterly along the meander line to a point South of the point of beginning; thence North to the point of beginning.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Billy F. Hall and Ann E. Hall, husband and wife
Dated: December 27, 1966, February 3, 1967 and
March 11, 1975
Recorded: January 12, 1967, February 8, 1976 and
March 24, 1975
Auditor's Nos.: 693315, 694555 and 814991
Purpose: Ingress and egress
Area Affected: All Parcel "B"



Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Brett Helsel and Melissa Helsel
Dated: November 10, 1999
Recorded: November 12, 1999
Auditor's No: 199911120086
Purpose: Well Easement Agreement
Area Affected: Portion of subject property

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Brett Helsel and Melissa Helsel
Dated: November 10, 1999
Recorded: November 12, 1999
Auditor's No: 199911120087
Purpose: Septic Easement Agreement
Area Affected: Portion of the subject property

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: May 3, 2000
Recorded: December 13, 2000
Auditor's No: 200012130039
Executed by: Brett Helsel and Melissa Helsel



200101290051
, Skagit County Auditor