

AFTER RECORDING MAIL TO:  
Raymond VanLeer, Jr.  
1235 Shuler Avenue  
Burlington, WA 98233



200105020085  
Skagit County Auditor

5/2/2001 Page 1 of 3 2:06:10PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00286-01

### Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina McCormick FIRST AMERICAN TITLE CO.  
Grantee(s): Raymond H. VanLeer, Jr. and Robin D. VanLeer 64853-1  
Abbreviated Legal:  
Lot 2, "SHULER AVENUE ADDITION"  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4746-000-002-0000 R116383

THE GRANTOR Gary D. McCormick and Aina McCormick, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond H. VanLeer, Jr. and Robin D. VanLeer, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 2, "PLAT OF SHULER AVENUE ADDITION", as per plat recorded under Auditor's File No. 199912230011, records of Skagit County, Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

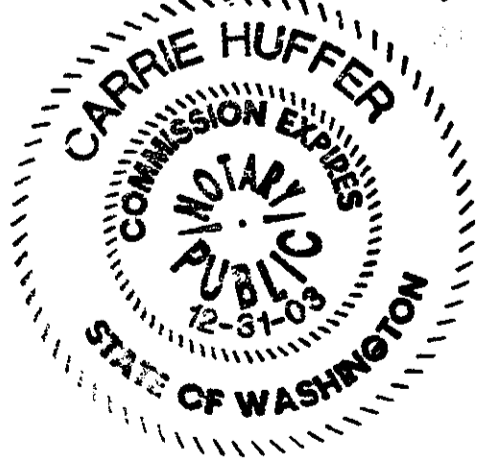
Dated May 1, 2001  
  
Gary D. McCormick  
  
Aina McCormick  
40632  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
  
attorney in fact

MAY 02 2001

STATE OF Washington Amount Paid \$ 27,759.91  
County of Skagit Skagit County Treasurer SS:  
By: ham Deputy

On this 2nd day of May, 2001 before me personally appeared Gary D. McCormick, to me known to be the individual described in and who executed the foregoing instrument for his / her self and as Attorney in Fact for Aina McCormick and acknowledged that he / she signed and sealed the same as their free and voluntary act and deed for his / her self and also as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.  
Given under my hand and official seal the day and year last above written.

(Seal)



Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

Commitment No. 00064853

### Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: April 8, 1970  
Recorded: April 20, 1970  
Auditor's No: 738029  
Purpose: Electric line right-of-way  
Area Affected: West 200 feet of easement portion.

B. Stipulation and Agreement entered October 13, 1981, in Skagit County Civil Cause No. 41533, wherein Rex A. Pettis and Connie Pettis, husband and wife, were Plaintiff and Virginia Joan Lubbe, a single woman, was Defendant, as follows:

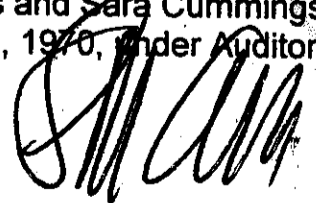
- 1.) Defendant, Virginia Joan Lubbe, shall dismiss her appeal to the Appellant Court relative to the decision that was rendered in the above entitled court in and for the following considerations:
  - a.) The plaintiff, Rex A. Pettis and Connie Pettis, shall pay to defendant the sum of \$2,000.00. (Said amount is paid in full).
  - b.) The plaintiffs shall construct a road for ingress and egress purposes not further than a width of 17 feet North of the centerline of said described easement above set forth, except one tree on the Northwest corner.
  - c.) No trees on or near said easement shall be cut or removed except the three (3) stunted ones in the middle of said easement. Any trees to be pruned or cut back shall be done by Agreement of both parties at such time that it may be necessary.
  - d.) The defendant shall have the fence now existing on said property moved to 17 feet North of the centerline of said easement and shall maintain the up-keep of said property to said line.

(Affects easement portion only)

C. A right-of-way for road and utility purposes granted by Arthur L. Wallen to Ronald J. Maskell and Sandra L. Maskell, husband and wife, in instruments dated August 30, 1962, and April 12, 1963, recorded August 31, 1962, and April 15, 1963, under Auditor's File Nos. 625778 and 634537, respectively. Reference to the record being hereby made for full particulars.

(Affects easement portion only)

D. A non-exclusive easement for ingress, egress, utilities and roadway over and across the West 200 feet of the subject property, granted by Ronald Maskell and Sandra Maskell, husband and wife, and Fred Lubbe and Virginia Joan Lubbe, husband and wife, to Delmer E. Cummings and Sara Cummings, husband and wife, in an instrument dated February 16, 1970, recorded March 20, 1970, under Auditor's File No. 737178. Reference to the record hereby being made for full particulars.



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision: Shuler Avenue Addition  
Recorded: December 23, 1999  
Auditor's No.: 199912230011

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Energy, Inc.  
Dated: December 23, 1999  
Recorded: January 10, 2000  
Auditor's No: 200001100128  
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



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, Skagit County Auditor