

AFTER RECORDING MAIL TO:
MR. AND MRS. MICHAEL NEMNICH
1205 AVE. D
Snohomish, WA 98290



200110310164
Skagit County Auditor
10/31/2001 Page 1 of 5 3:50:30PM

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Escrow No. 10928
Title Order No. P-98385

THE GRANTOR JOHN PETH & SONS, INC., a Washington Corporation

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **MICHAEL NEMNICH and LINDA E. NEMNICH, Husband and Wife**

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

ABBREVIATED LEGAL DESCRIPTION:

PTN GOV. LOT 4, 18-36-4 E W.M. AND PTN GOV. LOT 1 & NE1/4 NW1/4, 19-36-4 E W.M., AKA TR 6, UNREC, SURVEY.

THE COMPLETE LEGAL DESCRIPTION IS ATTACHED ON THE EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Property Tax Parcel/Account Number(s): 360418-0-005-0009

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "B" and by this reference made a part hereof.

Dated: October 10, 2001

JOHN PETH & SONS, INC., a Washington corporation

43648
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By: *Dan Peth, Sec.*

OCT 31 2001

Amount Paid \$ 2570.40
Skagit Co. Treasurer

State of Washington

By *fr* Deputy

}ss.

County of SKAGIT

I certify that I know or have satisfactory evidence that DAN PETH is/are the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE WAS authorized to execute the instrument and acknowledged it as the Secretary of JOHN PETH & SONS, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 29, 2001



Edward J. Medema
EDWARD J. MEDEMA
Notary Public in and for the State of Washington
Residing at *Marki Lteo*
My appointment expires *1-8-04*

EXHIBIT "A"

DESCRIPTION:

That portion of Government Lot 4 of Section 18, Township 36 North, Range 4 East, W.M.; and that portion of the Government Lot 1 and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of Government Lot 4 of said Section 18 which lies South $86^{\circ}50'58''$ East, a distance of 436.54 feet from the Southwest corner thereof;
thence North $06^{\circ}29'49''$ West, a distance of 327.78 feet;
thence North $81^{\circ}01'50''$ East, a distance of 432.32 feet;
thence North $60^{\circ}30'10''$ East, a distance of 203.23 feet;
thence South $56^{\circ}54'25''$ East, a distance of 518.35 feet to a point on the East line of said Government Lot 4 which is 265 feet North of the Southeast corner thereof;
thence South $01^{\circ}05'51''$ West along said East line, a distance of 265.00 feet to the Southeast corner of said Government Lot 4;
thence South $34^{\circ}25'05''$ East, a distance of 317.78 feet;
thence South $09^{\circ}31'36''$ West, a distance of 415.02 feet;
thence North $80^{\circ}28'24''$ West, a distance of 371.16 feet;
thence North $13^{\circ}28'27''$ West, a distance of 338.38 feet;
thence North $88^{\circ}59'07''$ West, a distance of 623.28 feet;
thence North $06^{\circ}29'49''$ West, a distance of 323.51 feet to the point of beginning of this description,

TOGETHER WITH a non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Beginning at the Northwest corner of said Section 19;
thence South $01^{\circ}10'49''$ East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description;
thence North $38^{\circ}44'16''$ East a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet;
thence along said curve through a central angle of $100^{\circ}26'51''$ and an arc length of 262.97 feet;
thence South $41^{\circ}00'54''$ East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet;
thence along said curve through a central angle of $57^{\circ}06'08''$ and an arc length of 255.17 feet;
thence South $16^{\circ}05'14''$ West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet;



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DESCRIPTION CONTINUED:

thence along said curve through a central angle of $118^{\circ}31'25''$ and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet;
thence along said curve through a central angle of $61^{\circ}56'19''$ and an arc length of 201.99 feet;
thence South $40^{\circ}29'52''$ East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet;
thence along said curve through a central angle of $56^{\circ}40'17''$ and an arc length of 148.63 feet;
thence North $82^{\circ}49'51''$ East, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet;
thence along said curve through a central angle of $55^{\circ}12'12''$ and an arc length of 406.02 feet;
thence South $41^{\circ}57'57''$ East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet;
thence along said curve through a central angle of $14^{\circ}11'58''$ and an arc length of 49.57 feet;
thence South $56^{\circ}09'54''$ East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description;

ALSO beginning at the above described Point A;
thence South $38^{\circ}44'16''$ West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet;
thence along said curve through a central angle of $26^{\circ}30'16''$ and an arc length of 69.39 feet;
thence South $12^{\circ}13'59''$ West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Purpose: For the laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and repair of one or more pie lines, together with all the works of the Grantee necessary for its undertaking. For the carriage, conveyance, transportation, storage and handling of all and any product or by-product thereof, together with the right to use such of the lands of Grantor immediately adjacent to either side of the said strip of land as may be reasonably required by the Grantee to connection with the construction with the pipe line and works of Grantee, and together with the right of ingress and egress to and from the said easement for its servants, agents, contractors and sub-contractors with vehicles, supplies and equipment for all purposes necessary or incidental to the exercise and enjoyment of the rights herein granted.

Area Affected: Undisclosed
Dated: Not disclosed
Recorded: August 18, 1954
Auditor's No.: 505361

B. TERMS AND CONDITIONS AND THE EFFECT, IF ANY, OF THOSE CERTAIN LOT CERTIFICATION FORMS:

Recorded: October 12, 1998 and January 12, 1999
Auditors File Nos.: 9810120141, 9810120142, 9810120143, 9810120144, 9810120145, 9810120146, 9901120132, 9901120133, 9901120134, 9901120135, 9901120136, 9901120137, 9901120138, and 9901120139

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James Darin Jensen, Amy Louise Jensen
Purpose: Ingress, egress and utilities
Area Affected: Westerly 60 feet of a portion of subject property
Dated: September 27, 1999
Recorded: October 6, 1999
Auditor's No.: 199910060081



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D. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: John Peth & Sons, Inc., et al
Dated: November --, 2000
Recorded: November 21, 2000
Auditor's No.: 200011210071
(copy attached)

E. INFRASTRUCTURE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: John Peth & Sons, Inc., a Washington corporation
And: Stephen A. Brandi and Bobbie Jo Brandi
Dated: November 22, 2000
Recorded: November 30, 2000
Auditor's No.: 200011300150
(Copy Attached)

F. Protected Critical Area Site Plan and/or Easement, and the terms and conditions thereof:

Executed By: John Peth & Sons, Inc., James Company LLC and Amy Louise Jensen
Recorded: July 2, 2001
Auditor's File No.: 200107020130
(Includes other property)



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