

When recorded return to:

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200201300291  
Skagit County Auditor  
1/30/2002 Page 1 of 4 3:22PM

LAND TITLE COMPANY OF SKAGIT COUNTY

P99457

**STATUTORY WARRANTY FULFILLMENT DEED**

GRANTORS: Harold Christenson and Shirley Christenson, Trustees of the Christenson Family Trust U/A dated January 27, 1995

GRANTEES: Bruce and Donna Blankinship, husband and wife

LEGAL DESCRIPTION:

Ptn Gov. Lot 9, Sec. 13 Twnshp 34 RD  
Additional legal description located on Page 3 and Exhibit "A" (Page 4)

ASSESSOR'S PROPERTY TAX  
PARCEL OR ACCOUNT NO: 340313-0-037-0009

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

REFERENCE NOS OF DOCUMENTS  
ASSIGNED OR RELEASED:

JAN 30 2002

CONSIDERATION:

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

The Grantors, Harold Christenson and Shirley Christenson, Trustees of the Christenson Family Trust U/A dated January 27, 1995, for and in consideration of fulfillment of Real Estate Contract, in hand paid, conveys and warrants to Bruce and Donna Blankinship, husband and wife, the above described property.

This Statutory Warranty Fulfillment Deed is given in satisfaction of that certain Real Estate Contract between the parties hereto, dated June 10, 1998, recorded June 10, 1998, under Skagit County Auditor's File No. 9806100066, and conditioned for the conveyance of the above described property and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.



PARCEL A:

A tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northeasterly margin of P.S. Highway No. 1-AN; said point being 990.37 feet North 52°06' West from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52°06' West along the Northeasterly line of said Highway a distance of 250.00 feet;  
thence North 06°52' East a distance of 580.70 feet, more or less, to the base of the dike right-of-way;  
thence Easterly and Southeasterly along the dike right-of-way to a point which bears North 06°52' East from the point of beginning;  
thence South 06°52' West a distance of 676.3 feet, more or less, to the point of beginning;

EXCEPT the Southerly 175 feet thereof;

ALSO EXCEPT any portion thereof lying within that parcel conveyed by Statutory Warranty Deed recorded on October 30, 1972, under Auditor's File No. 776641, records of Skagit County, Washington.

SUBJECT TO THE FOLLOWING MATTERS:

Reservations contained in Deed recorded under Auditor's File Nos. 62659 and 77444 for ingress and egress; and Terms and Conditions of Conditional Use Permits as noted under Auditor's File Nos. 8206030020 and 8210210039; together with driveway easement & subject to the terms & provisions of Declaration of Common Driveway Easement recorded under Auditor's #9806100065

1. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.
2. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
3. Any question that may arise due to shifting or change in the course of the Skagit River OR due to said river having shifted or changed its course.
4. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.



DESCRIPTION:

A tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Northeasterly margin of P.S. Highway No. 1-AN, said point being 990.37 feet North 52°06' West from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52°06' West along the Northeasterly line of said Highway a distance of 250.00 feet;  
thence North 06°52' East a distance of 580.70 feet, more or less, to the base of the dike right of way;  
thence Easterly and Southeasterly along the dike right of way to a point which bears North 06°52' East from the point of beginning;  
thence South 06°52' West a distance of 676.3 feet, more or less, to the point of beginning,

EXCEPT the Southerly 175 feet thereof, which is described in Statutory Warranty Deed recorded on October 30, 1972, under Auditor's File No. 776641, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress, and utilities as described in that Declaration of Common Driveway Easement Agreement recorded under Skagit County Auditor's File No. 9806100065.

Situate in the County of Skagit, State of Washington.



200201300291  
Skagit County Auditor