

AFTER RECORDING MAIL TO:
John B. Wade
3479 Wood Lane
Bow, WA 98232



200204090162
Skagit County Auditor
4/9/2002 Page 1 of 7 11:49AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-100429-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert L. Matthews, Diane J. Tjomsland
Grantee(s): John B. Wade, Gayle K. Smith
Abbreviated Legal: records of Skagit County, WA, 23, 36, 3
Additional legal(s) on page: 2 & 3
Assessor's Tax Parcel Number(s): 360323-2-003-0001, 360323-2-003-0100, 360323-2-003-0300

THE GRANTOR ROBERT L. MATTHEWS and DIANE J. TJOMSLAND, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JOHN B. WADE, a single person and GAYLE K. SMITH,
a single person

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

See Attached Exhibit A

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

Buyers and Sellers agree that Easement "A" (see attached description)
shall be used solely by Sellers to access the residence located at 3483
Wood Lane and shall not be used for purposes of providing access to any
newly created lots from property owned by the Sellers. Buyers agree to
provide access to Sellers for any newly created lots at a mutually
acceptable location to be determined at a later date.
Buyers and Sellers agree to share equally any costs and expenses related
to the maintenance and upkeep of the road located within the prescribed
boundaries of Easement "A". Said expenses not to exceed \$500.00 for
either party in any calendar year unless mutually upon by both parties.

Dated this 8th day of March, 2002

By Robert L. Matthews
Robert L. Matthews

By SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Diane J. Tjomsland
Diane J. Tjomsland

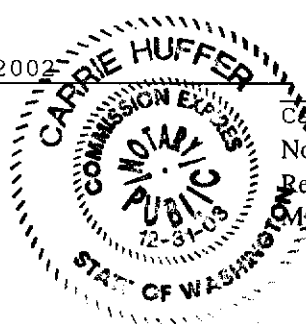
By APR 09 2002

STATE OF WASHINGTON
County of Skagit

SS: Amount Paid \$ 2524.50
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Robert L. Matthews and Diane J. Tjomsland is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 18th, 2002



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

Exhibit A

PARCEL "A":

That portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., lying East of the existing road extending over and across said fraction of Section, EXCEPT the South 100 feet thereof as measured along the East line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South 100 feet of that portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., lying East of the existing road extending over and across said fraction of the Section, as measured along the East line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North 315.34 feet (as measured along the East line thereof) of that portion of the North 1/2 of the Southwest 1/4, lying Northeasterly and East of the road, as it existed on June 27, 1947, all in Section 23, Township 36 North, Range 3 East, W.M.,

EXCEPT that portion thereof, if any, lying within the right of way of that certain 60 foot road conveyed to Skagit County by deed recorded November 14, 1956, under Auditor's File No. 544073,

AND ALSO EXCEPT from the above-described Parcels "A", "B" and "C" any portion thereof lying Easterly of the following described line:

Beginning at the Northeast corner of said South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., said point bearing South 1°24'10" East, 1,974.05 feet, from the Northeast corner of said Northwest 1/4 (North 1/4 corner);
thence South 89°29'19" West, 1,082.28 feet, along the North line of said South 1/2 of the South 1/2 of the Northwest 1/4 to the point of beginning of said line description;
thence South 1°24'10" East parallel with the East line of said Northwest 1/4, 558.14 feet, more or less, to the North line of the South 100.00 feet of said Northwest 1/4;
thence South 89°28'56" West 211.45 feet;
thence South 1°24'10" East 415.34 feet, more or less, to the South line of the North 315.34 feet (as measured along the East line thereof) of the North 1/2 of the Southwest 1/4 of said Section 23, Township 36 North, Range 3 East, W.M., and being the terminus of said described line.

TOGETHER WITH non-exclusive easements for ingress, egress and utilities over, under and across the following described tracts:

Easement "A":

A 60.00 foot wide easement for ingress, egress, utilities and maintenance thereof over, under and across portions of the above-described Parcel, being 30.00 feet left and 30.00 feet right of the following described centerline:

Beginning at the Northeast corner of said South 1/2 of the South 1/2 of the Northwest 1/4 of said Section 23, Township 36 North, Range 3 East, W.M., said point being South 1°24'10" East 1,974.05 feet from the Northeast corner of said Northwest 1/4 (North 1/4 corner);
thence South 89°29'19" West, 1,082.28 feet, along the North line of said South 1/2 of the South 1/2 of the Northwest 1/4;
thence South 1°24'10" East, 429.18 feet, to the centerline of an existing gravel drive and being the point of beginning of said centerline;
thence South 78°43'17" West, 60.84 feet, to a point of intersection of two driveways, said point to be hereafter referred to as Point "A";
thence South 75°48'33" West, 80.33 feet;
thence North 86°46'41" West, 131.68 feet;
thence South 75°30'53" West, 57.87 feet;



thence South 62°23'16" West, 79.25 feet;
thence South 88°54'35" West, 81.08 feet;
thence South 64°11'47" West, 58.03 feet;
thence South 45°17'28" West, 11.06 feet, more or less, to the Easterly
margin of the existing roadway shown on that certain Record of Survey
recorded in Volume 9 of Surveys, page 21, records of Skagit County,
Washington and being the terminus of said line.

Easement "B":

A 50.00 foot wide easement for ingress, egress, utilities and maintenance
thereof over, under and across portions of the above-described Parcel, lying
25.00 feet left and 25.00 feet right of the following described centerline:

Beginning at the aforementioned Point "A";
thence North 9°23'18" West 101.78 feet;
thence North 81°09'01" East 74.71 feet, more or less, to the new property
line established by Boundary Line Adjustment Deed recorded under Skagit
County Auditor's File No. 200201240025, and being the terminus of said line.

Easement "C":

An easement of varying widths for ingress, egress, utilities and drainfield
purposes and maintenance thereof over, under and across portions of the
above-described Parcels, lying 15.00 feet left and 15.00 feet right (or as
additionally specified) of the following described centerline:

Beginning at the aforementioned Point "A";
thence North 9°23'18" West 111.78 feet to the point of beginning of said
line;
thence South 81°09'01" West, 168.31 feet;
thence (with an easement width of 15.00 feet right and 50.00 feet left)
South 73°27'55" West, 64.00 feet, to the terminus of said centerline.

The sidelines of the above-described Easements "A" and "B" shall be
lengthened or shortened as necessary to conform to existing property lines.

Situate in the County of Skagit, State of Washington.



EXCEPTIONS:

A. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File
No. 8311010028
Purpose: For road and utilities
Area Affected: 60 feet in width in a portion of the
South 100 feet of the South $\frac{1}{4}$ of the
South $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and a portion
of the North $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in
Section 23, Township 36 North, Range 3
East, W.M.

Including the following provision:

"Everyone using this easement in the future shall agree to pay
their proportionate share of maintenance and upkeep on the road
lying within this easements."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
Washington corporation
Purpose: The right to construct, operate,
maintain, repair, replace and enlarge an
underground electric transmission and/or
distribution system
Area Affected: As constructed or to be constructed on
the above described property
Dated: January 9, 1986
Recorded: January 20, 1986
Auditor's No.: 8601200027

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
Washington corporation
Purpose: The right to construct, operate,
maintain, repair, replace and enlarge one
or more electric transmission and/or
distribution lines
Area Affected: A right of way 15 feet in width having
7 $\frac{1}{2}$ feet of such width on each side of a
centerline described as follows:
Beginning at a point on the Westerly line
of the above described property that is
7 $\frac{1}{2}$ feet Northerly of the Southwest corner
thereof; thence following the approximate
bearings and distances, North 11° East,
26 feet, North 64° East 51 feet; South
83° East, 65 feet; North 81° East 50
feet; North 55° East 80 feet; South 87°
East, 150 feet; North 85° East, 100 feet;
North 80° East 145 feet; South 83° East,
75 feet; South 47° East 80 feet; South
33° East, 50 feet; South 11° East, 41
feet; North 35° East 325 feet to its
terminus

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EXCEPTIONS CONTINUED:

C. (continued):

Dated: January 9, 1986
Recorded: February 3, 1986
Auditor's No.: 8602030065

Said easement is a re-recording of Auditor's File No. 8601200028.

D. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: Grantee shall have the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the right of way together with all necessary or convenient appurtenances therefor, which may include but are not limited to the following underground conduits, cables, communication lines, vaults, manholes, switches, and transformers and semi-buried or ground mounted facilities. Following the initial construction of its facilities. Grantee may from time to time construct such additional facilities as it may require.
Area Affected: Being located as constructed or to be constructed on the above described property.
Dated: January 21, 1986
Recorded: February 3, 1986
Auditor's No.: 8602030066

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

E. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: August 23, 1989
VOL./PG.: Book 9 of Surveys, page 21
AUDITORS NO.: 8908230007

F. TERMS, CONDITIONS, AGREEMENT AND CONVEYANCES CONTAINED IN INSTRUMENT:

Recorded: February 18, 1992
Auditor's No.: 9202180026

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EXCEPTIONS CONTINUED:

G. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Shamrock Lands, Inc., a Washington corporation
And: Robert L. Matthews and Diane J. Tjomsland, husband and wife
Dated: April 9, 1997
Recorded: April 14, 1997
Auditor's No.: 9704140104
Regarding: Wood Lane road construction and upgrading project

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

By & Between: Shamrock Lands, Inc. as to Parcel A; Al Schlemmer, husband of Elizabeth Schlemmer, as his separate property, as to Parcels B & C; Robert L. Matthews and Diane J. Tjomsland, husband and wife, as to Parcel F; Pearson Properties II, LLC, a Washington limited liability company, as to Parcel G; Richard B. Campbell and Madeline Campbell, husband and wife, as to Parcels D & E; Joseph L. Bauman and Kristine M. Bauman, husband and wife, as to Parcels D & E; Horizon Bank, a savings bank, as to Parcel F; and Public Employees Credit Union, as to Parcel F, their heirs, successors, or assigns
Purpose: An undivided perpetual non-exclusive easement for ingress, egress and utilities
Area Affected: Roadway centerline description (Wood Lane), a strip of land 60 feet in width lying in the West ¼ of Section 23, Township 36 North, Range 3 East, W.M.
Dated: April 3, 1997
Recorded: April 15, 1997
Auditor's No.: 9704150041

I. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: February 9, 2001
AUDITORS NO.: 200102090153
(Affects North line of subject property)

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Schedule "B-1"

P-100429-E

EXCEPTIONS CONTINUED:

J. QUIT CLAIM DEED AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Robert L. Matthews and Diane J. Tjomsland, husband and wife
Grantee: Robert L. Matthews and Diane J. Tjomsland, husband and wife
Dated: January 2, 2002
Recorded: January 24, 2002
Auditor's No.: 200201240025

NOTE: Said instrument is a re-recording of Auditor's File No. 200201160124.

K. Covenants, Conditions and Restrictions contained in instrument:

Recorded: January 24, 2002
Auditor's Nos.: 200201240026 and 200201240027
Affects: An easement of varying widths for ingress, egress, utilities and drainfield purposes and maintenance thereof over, under and across portions of the subject property

As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

Said instrument is a re-recording of Auditor's File Nos. 200201160125 and 200201160126, respectively.

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Robert L. Matthews and Dianne J. Tjomsland, husband and wife
Grantee: Robert L. Matthews and Diane J. Tjomsland, husband and wife
Purpose: An easement of varying widths for ingress, egress, utilities and drainfield purposes and maintenance thereof
Area Affected: Over, under and across portions of the subject property
Dated: January 10, 2002
Recorded: January 24, 2002
Auditor's Nos.: 200201240026 and 200201240027

Said instrument is a re-recording of Auditor's File No. 200201160125 and 200201160126, respectively.

M. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: February 1, 2002
AUDITOR'S NO.: 200202010042

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