

AFTER RECORDING MAIL TO:
Helen K. Montgomery
17059 Peterson Road
Burlington, WA 98233



200208300035
Skagit County Auditor

8/30/2002 Page 1 of 2 9:03AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102463-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Malvert Lee Hampel, Vicki Ann Hampel
Grantee(s): Helen K. Montgomery, Delbert L. Bargewell
Abbreviated Legal: ptn NW 1/4 of SE 1/4, 20-35-3 E W.M. aka Lot C, SP No. 97-0049
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350320-4-002-0300/P113672

THE GRANTOR MALVERT LEE HAMPEL and VICKI ANN HAMPEL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HELEN K. MONTGOMERY and DELBERT L. BARGEWELL, wife and husband, as tenants in common 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.

4012
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 26th day of August, 2002

AUG 30 2002

By Malvert Lee Hampel
Malvert Lee Hampel

By _____
Amount Paid \$ 2574.20
Skagit Co. Treasurer
By lp Deputy

By Vicki Ann Hampel
Vicki Ann Hampel

By _____

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Malvert Lee Hampel & Vicki Ann Hampel 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: August 29th, 2002

Carrie Huffer

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



Exhibit A

Lot C, Short Plat No. 97-0049, approved October 1, 1998, recorded October 1, 1998 in Volume 13 of Short Plats, pages 163 and 164, under Auditor's File No. 9810010056 and being a portion of the Northwest 1/4 of the Southeast 1/4, Section 20, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the North 60 feet of that portion of the Southeast 1/4 of Section 20, Township 35 North, Range 3 East, W.M., lying between the East line of the above described West 676 feet and the West line of the County road which runs along the East line of said Southeast 1/4.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, drainage and utilities over, under and across that portion of Lot B of said Short Plat No. 97-0049 delineated as "Bisquet Ridge Lane" on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-102463-E

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Ingress and egress
Reserved By: Pete Stapness and Opal Stapness, husband and wife
Instrument: Deed dated January 28, 1959, recorded February 9, 1959, under Auditor's File No. 576292
Affects: 60 foot easement portion described in the caption herein

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Leif Burkland and Viola Burkland, husband and wife
And: Malvert Lee Hampel and Vicki Ann Hampel, husband and wife
Dated: May 24, 1984
Recorded: May 30, 1984
Auditor's No.: 8405300051
Regarding: Maintenance of road

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: One or more electric transmission and/or distribution lines
Area Affected: 60 foot easement portion described in the caption herein
Dated: May 26, 1993
Recorded: June 1, 1993
Auditor's No.: 9306010064

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Ingress, egress, drainage and utilities
Area Affected: West 20 feet and portion of cul-de-sac of Bisquet Ridge Lane.

F. Covenant to bear equal share in the cost of construction or repair of Bisquet Ridge Lane. Easement for which was granted over adjacent property by instrument recorded under Auditor's No. 9810010057.

G. AGREEMENT FOR REPAIR OF COMMON EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Marlen L. Knutson, et al
And: Mark A. Burrington, et al
Recorded: April 15, 1997
Auditor's No.: 9704150056
Affects: Bisquet Ridge Lane



200208300035
Skagit County Auditor