



200209030089

Skagit County Auditor

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Filed for record at request of
SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

Document title: WARRANTY FULFILLMENT DEED
Grantor: WELTS, DAVID A.
Grantee: NICKEL, GLENN K. and NICKEL, KAREN R.
Abbreviated legal:

Ptn Gov Lot 5, Sec. 7, Township 35 N, R 8, E. W.M.
West 1/2 of NE 1/4 and ptn E 1/2 of the NW 1/4, Sec. 18,
Township 35 N. R. 8

Additional legal on page: EXHIBIT A
Assessor's tax parcel numbers:

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

FEAR 8 2000

WARRANTY FULFILLMENT DEED

Amount Paid \$2907.00

Skagit Co. Treasurer

By Deputy

THE GRANTOR, DAVID A. WELTS, a single man, for and in consideration of the sum of One Dollar (\$1.00) in hand paid, conveys and warrants to GLENN K. NICKEL and KAREN R. NICKEL, husband and wife, the following described real estate, situate in the county of Skagit, state of Washington, to wit:

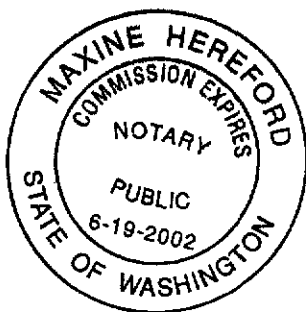
That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

Note: Excise tax paid under Receipt No. 34203 on March 8, 2000.

This deed is given in fulfillment of that certain real estate contract of even date between the parties hereto, recorded March 8, 2000, under Auditor's File No. 200003080009 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.

David A. Welts
DAVID A. WELTS

DATED: February 29, 2000.



Maxine Hereford
Printed name: Maxine Hereford
Notary Public in and for the state of Washington, residing at Mount Vernon
My commission expires: 6/19/2002



PARCEL "A":

That portion of Government Lot 5, Section 7, Township 35 North, Range 8 East, W.M., lying Southerly of the South Skagit Highway.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and that portion of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying Southerly of the South Skagit Highway, as conveyed to Skagit County by deed recorded July 3, 1953, under Auditor's File No. 490199, all in Section 18, Township 35 North, Range 8 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO EXCEPTIONS ATTACHED.

EXHIBIT "A" - page 1



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Georgia-Pacific Corporation, a Georgia corporation
Purpose: For the purpose of use, maintenance, and reconstruction of the existing roads for the purpose of hauling and removing forest products and other valuable materials from, and of providing access to, lands now owned or hereafter acquired by the parties, and for purposes of land management and other administrative activities in connection therewith
Area Affected: The existing roads on lands owned by the Smiths in the East ¼ of the Northwest ¼ of Section 18, Township 35 North, Range 8 East, W.M.
Dated: February 13, 1973
Recorded: October 31, 1973
Auditor's No.: 792754

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: David G. Chamberlain and Randy R. Bartelt
Purpose: The purpose of moving specialized logging equipment, logging trucks or other equipment used for growing, harvesting, or managing timber
Area Affected: As depicted on Exhibit "A" attached thereto
Dated: July 26, 1993
Recorded: August 4, 1993
Auditor's No.: 9308040047

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington, acting by and through the Department of Natural Resources
Purpose: For the purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials from lands now owned or hereafter acquired by the parties hereto, and to provide access to said lands for land management and administrative activities
Area Affected: As depicted on map attached thereto
Dated: August 16, 1993
Recorded: August 24, 1993
Auditor's No.: 9308240056

EXHIBIT A -



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EXCEPTIONS CONTINUED:

D. NOTICE OF SIX YEAR MORATORIUM ON NON-FORESTRY USE OF SAID PREMISES, AS FOLLOWS:

Recorded: April 19, 1995, July 21, 1995, July 30, 1996 and November 20, 1998
Auditor's Nos.: 9504190026, 9507210061, 9607300038 and 9811200016

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Being located as constructed or to be constructed on the above-described property, generally described as follows: On the existing access road on the above described property
Dated: June 20, 1995
Recorded: July 17, 1995
Auditor's No.: 9507170106

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: San Juan Cellular Limited Partnership, by US West New Vector Group, Inc., its General Partner
Purpose: A non-exclusive easement for ingress, egress, installation, and maintenance of utilities over, across and through Grantor's property. The installation of utilities shall be limited to power and telephone only.
Area Affected: The "existing access road"
Dated: June 16, 1995
Recorded: July 24, 1995
Auditor's No.: 9507240002

G. 2000 general real estate taxes payable to Skagit County.

EXHIBIT A -



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