



200209030136

Skagit County Auditor

9/3/2002 Page 1 of 6 3:41PM

200207180008

Skagit County Auditor

7/18/2002 Page 1 of 5 9:00AM

AFTER RECORDING MAIL TO:  
Michael Wade Jr.  
33014 English Grade Road  
Stanwood, WA 98292

THIS DEED IS BEING RE-RECORDED TO ADD THE NOTARY SEAL ON PAGE 2

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-101652-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Clifford R. Mulberg, Duane M. Penning, Richard E. Ferrell, Ruth D. Ferrell, Donald S. Gerard, M. Arlene Gerard

Grantee(s): Michael Wade Jr., Melinda D. Wade

Abbreviated Legal: Lot 9-12, 17, 23, 39-42, 44, 46, 47, 49-50, 57-58, 62-63  
CAREFREE ACRES, & Lot 7 Staffords Skagit River Tracts; ptn SE1/4 SW 1/4 &  
Gov. Lot 6, 23-35-10 E.W.M./3870-000-047-0006 P63528, 3870-000-049-0004 P63530

Additional legal(s) on page: 2 & 3/ 3870-000-044-0009 P63525, 3870-000-046-0007 P63527

Assessor's Tax Parcel Number(s): 4020-000-007-0001/P69746, 3870-000-009-0002/P63490,  
3870-000-010-0009/P63491, 3870-000-011-0008/P63492, 3870-000-012-0007/P63493  
3870-000-017-0002 P63498, 3870-000-023-0004 P63504, 3870-000-039-0006 P63520,  
3870-000-040-0003 P63521, 3870-000-041-0002 P63522, 3870-000-042-0001 P63523\*

#### THE GRANTOR

CLIFFORD R. MULBERG, a married man as his sep. prop. & Duane M. Penning, an unmarried man, as their interests may appear as to Parcel "A"; CLIFFORD R. MULBERG, a married man as his sep. prop. as to Parcel "B"; RICHARD E. FERRELL and RUTH D. FERRELL, husband and wife, as to Parcels "C" and "D"; DONALD S. GERARD and M. ARLENE GERARD, husband and wife, as to Parcels "E" and "F"; and DUANE PENNING, an unmarried man, as to Parcels "G" and "H".

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL WADE JR. and MELINDA D. WADE, husband and wife

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

Dated this 3rd day of July, 2002

By Clifford R. Mulberg  
Clifford R. Mulberg

By Duane M. Penning  
Duane M. Penning/ Duane Penning

STATE OF WASHINGTON

County of Skagit King

SS:

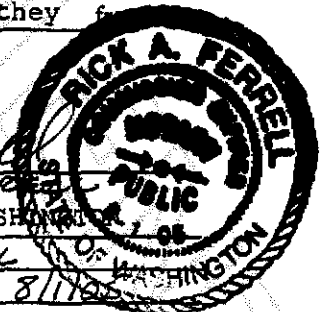
By Richard E. Ferrell  
Richard E. Ferrell  
By Ruth D. Ferrell  
Ruth D. Ferrell  
By Donald S. Gerard  
Donald S. Gerard  
By M. Arlene Gerard  
M. Arlene Gerard

\*Donald S. Gerard & M. Arlene Gerard

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, Duane M. Penning, Richard E. & Ruth D. Ferrell & \* is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be their voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 16, 2002

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



\*3870-000-050-0003 P63531, 3870-000-057-0003 P63538, 3870-000-058-0002 P63539,  
3870-000-062-0006 P63543, 351023-3-002-0002 P45527 3870-000-063-0005 R63544

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3870-000-040-0003 P63521, 3870-000-041-0002 P63522, 3870-000-042-0001 P63523\*

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See Attached Exhibit A

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

Dated this 3rd day of July, 2002

By Clifford R. Mulberg

By Duane M. Penning/ Duane Penning

STATE OF WASHINGTON

County of Skagit

SS:

By Richard E. Ferrell

By Ruth D. Ferrell

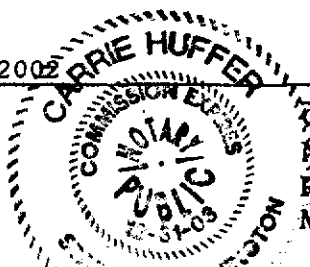
By Donald S. Gerard

By M. Arlene Gerard

\*Donald S. Gerard & M. Arlene Gerard a  
Richard E. & Ruth D. Ferrell & Clifford R. Mulberg, Duane M. Penning

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, Duane M. Penning, Richard E. & Ruth D. Ferrell & 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: July 15, 2002



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

\*3870-000-050-0003 P63531, 3870-000-057-0003 P63538, 3870-000-058-0002 P63539,  
3870-000-062-0006 P63543, 351023-3-002-0002 P45527 3870-000-063-0005 R63544



## Exhibit A

### PARCEL "A":

Tract 7 of "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS", as per plat recorded in Volume 9 of Plats, page 103, records of Skagit County, Washington;

EXCEPT all oil, coal, gas and minerals as reserved in deed dated August 29, 1949, and recorded September 6, 1949, under Auditor's File No. 435450;

TOGETHER WITH non-exclusive easement for ingress, and egress over and across the following described tract:

1. All private roadways designated as Tracts "A", "B", and "C" as shown on the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
2. The Westerly 60 feet of Tract 8 (as measured at right angles to the West line of said lot) of said "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
3. A 60 foot strip of land running over and across Government Lots 5 and 6 and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 35 North, Range 10 East, W.M., connecting said above described main tracts to those certain easements in the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", above described as more particularly shown on the face of said "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS".

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Lots 46, 47, 49 and 50, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

Lots 9 and 10, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying between the Northerly extension of the Easterly line of Lot 9 and the Northerly extension of the Westerly line of Lot 10 of said plat.

Situate in the County of Skagit, State of Washington.

### PARCEL "D":

Lots 17, 44 and 58, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "E":

Lot 12, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.



TOGETHER WITH that portion of the Southeast ¼ of the Southwest ¼ and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying Westerly of the Northerly extension of the Easterly line of Lot 12 of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

Lots 40, 41, 42 and 57, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

Lot 11, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast ¼ of the Southwest ¼ and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying between the Northerly extension of the Easterly and Westerly lines of Lot 11 of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

Lots 23, 39, 62 and 63, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON }  
County of King } SS:

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, Duane M. Penning, Richard E. Ferrell, Ruth D. Ferrell 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.

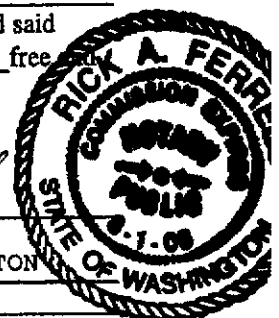
Dated: July 16, 2002

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 16 2002

Amount Paid \$ 550.00  
By [Signature] Skagit Co. Treasurer  
Deputy

[Signature]  
RICK A. FERRELL  
Notary Public in and for the State of WASHINGTON  
Residing at BOTHELL  
My appointment expires: 8/1/05



#4085  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 03 2002

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



200209030136  
Skagit County Auditor

## EXCEPTIONS:

## A. RESERVATIONS CONTAINED IN DEED:

Executed By: Wm. H. Kimball, David N. Richardson and Charles Blair, Trustees of the stockholders of The Sound Timber Company, a corporation  
Dated: August 29, 1949  
Recorded: September 6, 1949  
Auditor's No.: 435450  
As Follows: "EXCEPTING THEREFROM, and reserving unto the Grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon, or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Elisabeth A. Andrews and Jeanne E. Morrison  
Purpose: For ingress and egress  
Area Affected:

a. All of the private roadways designated as Tracts A, B, and C, as shown on the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Wash.

b. The Westerly 60 feet of Lot No. 8 (as measured at right angle to the West lines of said Lot) of the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Wash.

c. A 60 foot roadway easement, over and across the Southeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Government Lot 6, and Government Lot 5, all in Section 23, Township 35 North, Range 10 East, W.M., the alignment of said easement to be particularly described following an actual survey of said 60 foot road.

Dated: July 30, 1965  
Recorded: August 5, 1965  
Auditor's No.: 669878

C. 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: Utilities  
Reserved By: Jed Land Co., Inc.  
Recorded: September 14, 1964  
Auditor's No.: 655842  
Affects: A 5 foot strip adjoining the roadway

D. Construction and maintenance obligations as set forth in the Plat of Carefree Acres, as follows:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the Plat and of any additional plats that may be served by those roads, streets and alleys."

E. TERMS AND CONDITIONS OF VARIANCE FOR NON-AGGREGATION OF SUB-STANDARD LOTS, AS FOLLOWS:

Recorded: July 25, 1984  
Auditor's No.: 8407250023

F. COVENANTS, CONDITIONS AND RESTRICTIONS IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated: July 15, 1992  
Recorded: August 18, 1992  
Auditor's No.: 9208180055

G. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

H. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.



200209030136  
Skagit County Auditor

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }SS

I, Auditor of Skagit County, State of Washington, do hereby  
certify that the foregoing instrument is a true and correct copy  
of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of  
my office this 21st day of August 2002

Norma Brummett By Nancy Devossett  
Auditor Deputy



200209030136

Skagit County Auditor