



200308290040

Skagit County Auditor

8/29/2003 Page 1 of 2 8:56AM

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Christofer M. Par  
7283 Skagit View Drive  
Concrete, WA 98237

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108983-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Barbara J. LaClair  
Grantee(s): Christofer M. Par and Anna Par  
Abbreviated Legal: Lot 2, "Plat of Wilderness Village Div. No. 1"  
Assessor's Tax Parcel Number(s): 4208-000-002-0000, P78185

THE GRANTOR BARBARA J. LaCLAIR, a widow now and at all times since May 1, 1989 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christofer M. Par and Anna Par, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "PLAT OF WILDERNESS VILLAGE DIV. NO. 1," as per plat recorded in Volume 10 of Plats, pages 48, 49 and 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated August 21, 2003

*Barbara J. LaClair*

Barbara J. LaClair

# 4438

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 29 2003

Amount Paid \$ 1989.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Barbara J. LaClair** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/27/03

*Erin Anne McSwain*

~~Erin Huffer~~ ERIN ANNE M'SWAIN

Notary Public in and for the State of Washington

Residing at ~~Burlington~~ **Bothell**

My appointment expires: ~~12/31/2003~~ **4/7/2007**



Schedule "B-1"

108983-PE

EXCEPTIONS:

A. RESTRICTIONS AND PROTECTIVE COVENANTS, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF:

Instrument Dated: July 2, 1973  
Recorded: July 20, 1973  
Auditor's No.: 788214  
Executed By: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

B. Provision as contained in the dedication of said Plat, as follows:

"Tracts "A", "B" and "C" are intended for the uses of all present and future property owners in this plat and all other divisions of Wilderness Village."

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: An electric line right of way together with right to construct, maintain, replace and enlarge one or more electric lines, etc.  
In Favor Of: Puget Sound Power & Light Company  
Recorded: November 30, 1973  
Auditor's No.: 793933  
Affects: An easement for overhead power line to be located approximately 20 feet on either side of the centerline of all roads in the above described plat. To be extended in the future to meet load growth.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: GTE Northwest Incorporated, a Washington Corporation  
Purpose: To install, inspect and maintain all of the facilities necessary to provide communication service, power service, and related services

Area Affected:

That the Grantor hereby grants unto the Grantee, a perpetual easement over, under, above and across that portion of Lot 2, of plat of "Wilderness Village Division No. 1" as recorded in Volume 10 of Plats, pages 48 to 50, records of Skagit County, Washington, being in a portion of Government Lot 9, Section 18, Township 35 North, Range 8 East, W.M., described as follows: Beginning at the Southeast corner of said Lot 2; thence North 2°38'22" West along the East line thereof, a distance of 30.00 feet; thence South 87°21'38" West perpendicular to said lot line, a distance of 30.00 feet; thence South 2°38'22" East, parallel with said East line, a distance of 35.49 feet to the South line of said Lot 2; thence Northeasterly through a non-tangent curve concave to the Southeast whose radius point bears South 13°48'17" East, a distance of 1111.50 feet through a central angle of 1°34'20" an arc distance of 30.50 feet to the point of beginning.

Dated: October 27, 1997  
Recorded: November 18, 1997  
Auditor's No.: 9711180005



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