



200309290175

Skagit County Auditor

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WHEN RECORDED RETURN TO
TERRY D. THOMPSON
2731 S. LAKE EMDAPPLE ROAD
MARYSVILLE, WASHINGTON 98271

LAND TITLE COMPANY OF SKAGIT COUNTY

108802-P

CHICAGO TITLE INSURANCE COMPANY

5110251

STATUTORY WARRANTY DEED

Dated: SEPTEMBER 23, 2003

THE GRANTOR

DIANA M WEPPLER AND JOHN H WEPPLER, WIFE AND HUSBAND

5019
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

SEP 29 2003

Amount Paid \$ 1721²⁵
Skagit Co. Treasurer
By *[Signature]* Deputy

in hand paid, conveys and warrants to

TERRY THOMPSON AND SUE THOMPSON, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SNOHOMISH~~ SKAGIT State of Washington:

Tax Account Number(s): 330517-2-001-1200

FULL LEGAL DISCRIPTION ON EXHIBIT "A"

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Lot 2 SP 90-82 in NW NE 17-33-5

[Signature]
DIANA M. WEPPLER

[Signature]
JOHN H. WEPPLER

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110251

PARCEL "A":

Lot 2, Short Plat No. 90-82, approved July 1, 1990, recorded July 3, 1991, in Book 9 of Short Plats, page 385, under Auditor's File No. 9107030007, and being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across "CAVANAUGH COURT" as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running North and South through the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., which lies East of the centerline of said right of way and within said subdivision, and which lies between the Westerly extension of the Northerly and Southerly lines of said Lot 2, SP No. 90-82.

Situate in the County of Skagit, State of Washington.

EXHIBIT3/RDA/0999



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EXHIBIT B

Escrow No.: 005110251

SUBJECT TO:

Reservation contained in Deed dated May 18, 1913, executed by Union Lumber Co., recorded June 21, 1913, under Auditor's File No. 97183, as follows:

"Excepting and reserving from this conveyance all petroleum, gas, coal, and other valuable minerals with rights of entry to take and remove the same."

(Affects that portion in the Northeast ¼ of the Northwest ¼)

Right of way for railroad 50 feet in width over and across a portion of said premises, as granted to Atlas Lumber Co., by instrument recorded October 28, 1913, under Auditor's File No. 99016.

(Affects that portion in the Northeast ¼ of the Northwest ¼)

Right of way for pipeline over, across, and through a portion of said premises, as granted to Pacific Northwest Pipeline Corporation, a Delaware Corporation, by instrument recorded September 14, 1956, under Auditor's File No. 541540.

(Affects that portion in the Northeast ¼ of the Northwest ¼)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: For electric transmission line, together with ingress and egress over grantors adjoining property and including covenants against blasting without notice
Area Affected: The West ½ of the Northeast ¼ of Section 17, Township 33 North, Range 5 East, W.M.
Dated: June 8, 1924
Recorded: September 26, 1924
Auditor's No.: 177547

Mineral reservations as contained in instrument recorded December 8, 1986, under Auditor's File No. 8612080087, as follows:

"Reserving to seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases, coals, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in instrument of record, with the right of entry upon said land to prospect and explore for and also to take, mine and remove the same, provided said purchaser, its successors and assigns shall be reasonable compensated for all damage done to the surface of said land and the improvement thereon in carrying on any of such operations."

DECLARATION OF PROTECTIVE COVENANTS, OBLIGATIONS AND CONDITIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Alpine H & S, Inc.
Recorded: December 20, 1988
Auditor's No.: 8812200042

EXHIBIT3/RDA/0999



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EXHIBIT B

Escrow No.: 005110251

Notes as contained on the face of Short Plat No. 90-82, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads shall be the responsibility of the lot owners;
3. Zoning - Rural (RU);
4. Water - Individual wells; Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
5. Sewer - Individual on-site sewage systems.

EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Road and utilities
Area Affected: Cavanaugh Court

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington individually and as the representative
Purpose: Outdoor recreational purposes
Area Affected: Parcel "B"
Dated: May 27, 1993
Recorded: May 27, 1993
Auditor's No.: 9305270052

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Area Affected: That portion of the above described property labeled, "Cavanaugh Court (Private)" and delineated on the map of said Short Plat.
Dated: Not disclosed
Recorded: January 5, 1999
Auditor's No.: 9901050014

Terms and condition of Administrative Special Use Permit No. PL99-0631 as recorded on February 9, 2000, under Auditor's File No. 200002090036.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 005110251

EASEMENT AGREEMENT, INCLUDING MAINTENANCE OF PRIVATE ROADWAYS, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Associates S & L, L.L.C.
Purpose: The Property Owner is by this easement document expanding the benefiting real property for the easement created by the Plat and is creating additional easements burdening and benefiting the real property described herein
Dated: March 23, 2000
Recorded: April 4, 2000
Auditor's No.: 200004040069

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHORT PLAT FOR A.L.R.T. CORPORATION & WHISPERING WINDS STARRYS' INC. AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Associated S & L, L.L.C.
Declaration Dated: March 31, 2000
Recorded: April 4, 2000
Auditor's No.: 200004040070

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Jerry Hammer, Associated S&L, LLC, David Swint, Dianna Wepler & John Wepler
Dated: February 19, 2001
Recorded: March 2, 2001
Auditor's No.: 200103020012
Regarding: Cost of water system construction; cost of maintenance of water system; easement of well site and pump house; water line easements; maintenance and repair of pipelines; and restrictions of furnishing water to additional parties and the heirs, successors and assigns

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Purpose: An exclusive right of way and easement, to locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to valves and metering equipment; electrical and/or communications cables, underground conduit, splicing boxes; and roads ("facilities")
Area Affected: The easement shall be defined as 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees most Westerly pipeline.
Dated: January 24, 2002
Recorded: February 22, 2002
Auditor's No.: 200202220099

EXHIBIT3/RDA/0999



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EXHIBIT B

Escrow No.: 005110251

TIMBER SALE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Northwest Pipeline Corporation
And: John H. Wepler et ux
Dated: January 24, 2002
Recorded: March 19, 2002
Auditor's No.: 200203190092

EXHIBIT3/RDA/0999



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STATE OF WASHINGTON
COUNTY OF snohomish

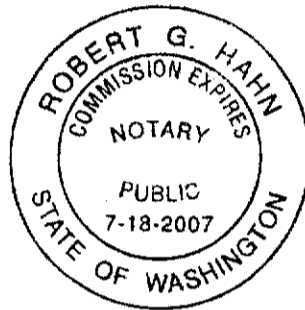
SS

ON THIS 25th DAY OF September, 2003 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED John H. Wegler and
Diana M. Wegler KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT They SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.



NOTARY SIGNATURE

PRINTED NAME: Robert G. Hahn
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY COMMISSION EXPIRES ON 7-18-2007.



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