

**After Recording Return To:**

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Seattle, WA 98101-1688



200312010244

Skagit County Auditor

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LAND TITLE COMPANY: SKAGIT COUNTY

109992PE

**STATUTORY WARRANTY DEED**  
**One-Third Interest in Morgan Hill Lane Properties**

Grantor(s): JUDY KAY ANDERSON, as to her one-third undivided interest

Grantee(s): DCS&G II, LLC, a Washington limited liability company

Abbreviated Legal Description: Portion of SE NE Sec 30, T35N, R6E, W.M., Skagit County, Washington  
Additional legal description on Exhibit A.

Assessor's Tax Parcel Nos.: 350630-1-005-0000 (East)  
350630-1-005-0109 (West)

Reference Nos. of Related Documents: N/A





**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL A (Linds East):**

The East Half of the West Half of the Southeast Quarter of the Northeast Quarter of Section 30, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT that portion, if any, which lies South of the old fence line as described in Judgment entered January 30, 1989, in Skagit County Superior Court Cause No. 88-2-00612-4.

**PARCEL B (Linds East):**

A non-exclusive easement for ingress, egress and utilities over, under and across that certain private road 60 feet in width, as established by instrument recorded September 21, 1972, under Auditor's File No. 774326, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

**PARCEL C (Linds West):**

The West Half of the West Half of the Southeast Quarter of the Northeast Quarter of Section 30, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT that portion, if any, which lies South of the old fence line as described in Judgment entered January 30, 1989, in Skagit County Superior Court Cause No. 88-2-00612-4.

**PARCEL D (Linds West):**

A non-exclusive easement for ingress, egress and utilities over, under and across that certain private road 60 feet in width, as established by instrument recorded September 21, 1972, under Auditor's File No. 774326, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.



**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Easement, including the terms and conditions thereof, declared by instrument(s);  
Recorded: September 21, 1972  
Auditor's No(s): 774326, records of Skagit County, Washington  
In favor of: Ralph E. Morgan and Mabel I. Morgan, Husband and wife  
Affects: Parcels A, B, C, and D

Said easement contains, among other things, provisions for maintenance by the common users.

2. Easement, including the terms and conditions thereof, declared by instrument;  
Recorded: July 18, 1980  
Auditor's No(s): 8007180003, records of Skagit County, Washington  
In favor of:  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of Parcels C and D

3. With respect to Parcels C and D, an easement, including the terms and conditions thereof, declared by instrument;

Recorded: February 19, 1915  
Auditor's No(s): 106552, records of Skagit County, Washington  
Executed By: Clark-Lloyd Lumber Co., a corporation  
In favor of: Reserving therefrom, however, unto the party of the first part: All the fir and cedar timber standing, lying and being on the hill land, and reserving unto the said party of the first part the free and full right of ingress and egress over and across the said land and the whole thereof for the purpose of removal thereof; and the right to construct the necessary roads and skid-roads, to be so placed and constructed as to do as little damage as practicable to the free-hold herein granted and the improvements and clearing made thereon.

4. With respect to Parcels C and D, a Deed of Trust, including the terms and conditions therefore, securing an indebtedness of \$63,600.00:

Dated: January 5, 2001  
Recorded: January 10, 2001  
Auditor's No: 200101100083, records of Skagit County, Washington



**Grantor:** Judy K. Anderson, an unmarried person, Thomas J. Higgins, an unmarried person, Kevin Sullivan and Debora Sullivan, husband and wife  
**Trustee:** Whidbey Island Bank  
**Beneficiary:** Whidbey Island Bank

5. Easement, including the terms and conditions thereof, declared by instrument;  
**Recorded:** January 7, 1975  
**Auditor's No(s):** 812082, records of Skagit County, Washington  
**In favor of:** Puget Sound Power & Light Company, a Washington Corporation  
**For:** Electric Transmission and/or distribution line, together with necessary appurtenances  
**Affects:** Parcels A and B, the exact location and extent of said easement is undisclosed of record
6. Easement, including the terms and conditions thereof, granted by instrument;  
**Recorded:** September 21, 1972  
**Auditor's No(s):** 774326, records of Skagit County, Washington  
**In favor of:** Present and future owners of that portion of the Southwest Quarter of the Northwest Quarter lying Westerly of the South Skagit highway, in Section 29, and the Southeast Quarter of the Northwest Quarter, Section 30, all in township 35 North, Range 6 East of the Willamette Meridian  
**For:** Ingress, egress and installation of utilities  
**Affects:** Parcels A and B; the South 60 feet of said premises
7. Easement, including the terms and conditions thereof, declared by instruments;  
**Recorded:** July 18, 1980  
**Auditor's No(s):** 8007180002, records of Skagit County, Washington  
**In favor of:** Puget Sound Power & Light Company, a Washington Corporation  
**For:** Electric Transmission and/or distribution line, together with necessary appurtenances  
**Affects:** A portion of Parcels A and B
8. Title Notification and the terms and conditions thereof:  
**Recorded:** January 12, 1998  
**Auditor's No(s):** 9801120071, records of Skagit County, Washington  
**Providing:** Property designated rural resource lands  
**Affects:** Parcels A and B
9. With respect to Parcels A and B, any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any



waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

10. With respect to Parcels A and B, right of use, control, or regulation by the United States of America in the exercise of power over navigation.
11. With respect to Parcels A and B, right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Morgan Creek, if navigable.
12. With respect to Parcels A, B, C, and D, affect, if any, of survey recorded July 7, 1999, under Auditor's File No. 9907090183, records of Skagit County, Washington.
13. With respect to Parcels A and B, terms and conditions contained in Application for current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval  
Recorded: November 27, 1972  
Auditor's No(s): 777270, records of Skagit County, Washington  
Classification: Farm and Agricultural Land

Transfer Thereof

Recorded: March 4, 1975  
Auditor's No(s): 814131, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

