

AFTER RECORDING MAIL TO:

COLE & COLE  
Attorneys at Law  
P. O. Box 249  
Stanwood, WA 98292



200312160105  
Skagit County Auditor

12/16/2003 Page 1 of 211:32AM

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

110110\_P

REFERENCE NO.:	
GRANTOR:	HERSHAW, WILLIAM C. & SUELLA M., husband & wife
GRANTEE:	SABEN, DONALD R. & TERI L., husband & wife
LEGAL DESCRIPTION:	PTN SW¼ SE¼ 18-33-6 EWM
ASSESSOR'S TPN:	330618-4-001-0105; ID# P18427

THE GRANTORS, WILLIAM C. HERSHAW and SUELLA M. HERSHAW, husband and wife, for and in consideration of EIGHTY-FOUR THOUSAND FIVE HUNDRED & NO/100 DOLLARS (\$84,500.00) in hand paid, convey and warrant to DONALD R. SABEN and TERI L. SABEN, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 33 North, Range 6 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision as shown on that Survey recorded on May 18, 1981, in Volume 3 of Surveys, page 116, under Auditor's File No. 8105180011, records of Skagit County, Washington; Thence South 88°03'07" West along the South line of said subdivision a distance of 651.29 feet; Thence North 01°34'00" West a distance of 1,338.98 feet to the North line of said subdivision; Thence North 88°16'53" East along said North line a distance of 651.28 feet to the Northeast corner of said subdivision; Thence South 01°34'00" East along the East line of said subdivision a distance of 1,336.38 feet to the point of beginning; SUBJECT TO those matters disclosed on Schedule B-1 attached hereto, to which records reference is made for full particulars.

DATED this 12<sup>th</sup> day of December, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 0345  
DEC 16 2003

William C. Hershaw  
William C. Hershaw

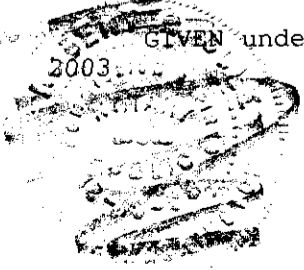
Suella M. Hershaw  
Suella M. Hershaw

STATE OF WASHINGTON) Amount Paid \$  
Skagit Co. Treasurer  
By) SS: Deputy  
COUNTY OF SNOHOMISH)

On this day personally appeared before me WILLIAM C. HERSHAW and SUELLA M. HERSHAW, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of December, 2003.

[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Stanwood  
My appointment expires: 12-19-05



EXCEPTIONS:

A. AN EASEMENT AND RIGHT OF WAY AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

Grantee: English Lumber Company  
Purpose: Right to lay out and construct an extension of its present railroad  
Area Affected: 100 foot strip  
Recorded: April 5, 1950  
Auditor's No.: 443919

By instrument recorded November 3, 1948, under Auditor's File No. 424512, the interest of English Lumber Company was assigned to Puget Sound Pulp and Timber Co., now Georgia-Pacific Corporation.

- B. Matters disclosed by record of Survey filed May 18, 1981, under Auditor's File No. 8105180011.
- C. Any prohibition of or limitation or 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.

D. 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:

Easement No. 1: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed. Commencing at a point on the East line of said property that is approximately 285 feet south of the Northeast corner thereof; thence at an approximate bearing of South 65° West, 653 feet to a point on the South line of the road commonly known as Lake Cavanaugh Road and the point of beginning of this description; thence following the approximate bearings and distances of: South 21° East, 180 feet; South 15° West 93 feet; South 22° West, 89 feet; South 38° West, 100 feet to a point on the West line of said property and its terminus.

Easement No. 2: A right of way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows: Returning to the true point of beginning of Easement No. 1; thence at an approximate bearing of South 21° East, 20 feet; thence Northeasterly parallel to the Southerly margin of said Lake Cavanaugh Road, approximately 20 feet; thence Northwesterly to said Southerly margin of Lake Cavanaugh Road, approximately 20 feet; thence Westerly along said Southerly margin of Lake Cavanaugh Road to the true point of beginning, and the terminus of his description.

Dated: September 5, 1986  
Recorded: September 19, 1986  
Auditor's No.: 8609190069

E. TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA SITE PLAN:

Recorded: October 17, 2003  
Auditor's No.: 200310170049

F. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: William C. Hershaw & Suella M. Hershaw, h/w  
And: The Big Lake Fire District, a Fire Protection District  
Dated: September 3, 2003  
Recorded: September 5, 2003  
Auditor's No.: 200309050129  
Regarding: Provision of Fire Service

G. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County  
And: William C. Hershaw  
Recorded: October 10, 2003  
Auditor's File No.: 200310100073  
Regarding:



200312160105  
Skagit County Auditor