



200409140112

Skagit County Auditor

9/14/2004 Page 1 of 4 9:27AM

AFTER RECORDING MAIL TO:

Elaine L. Chuang  
1805 12th Avenue West #C  
Seattle, WA 98105

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 82362

### Statutory Warranty Deed

Grantor(s): Charlie B. Stansell and Marcia N. Stansell  
Grantee(s): Elaine L. Chuang  
Assessor's Tax Parcel Number(s): 351013-2-001-0718 P45261

FIRST AMERICAN TITLE CO.

82362E

THE GRANTOR Charlie B. Stansell and Marcia N. Stansell, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Elaine L. Chuang, a single person, the following described real estate, situated in the County of Skagit, State of Washington.

Section 13, Township 35, Range 10, Ptn. NW ¼ aka Tract 19 "Marblegate", as is more particularly described on the attached Exhibit "A", which by this reference is incorporated herein as though fully set forth.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which is also by this reference incorporated herein as though fully set forth.

Dated: August 30, 2004.

*Charlie B. Stansell*  
\_\_\_\_\_  
Charlie B. Stansell

*Marcia N. Stansell*  
\_\_\_\_\_  
Marcia N. Stansell

# 4954  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 14 2004  
1240.00

STATE OF Washington )  
COUNTY OF Skagit ) SS:

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

I certify that I know or have satisfactory evidence that Charlie B. Stansell and Marcia N. Stansell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-2-04

*Linda L. Glaiser*  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 8-20-07

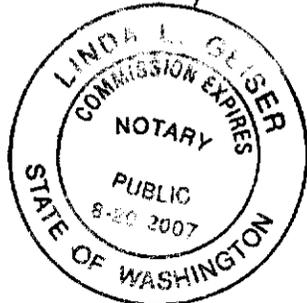


EXHIBIT "A"

Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 13; thence along the East-West center line of said Section South 88 degrees 41'16" East 1330.33 feet; thence North 10 degrees 06'14" West 432.35 feet to a non-tangent curve whose center bears North 26 degrees 50'30" West, 600 feet; thence Northeasterly concave to the Northwest through a central angle of 9 degrees 32'57" an arc distance of 100.00 feet to the true point of beginning; thence North 31 degrees 00'43" West 865.64 feet to the intersection of a survey staking line, said intersection also known as Point D; thence North 31 degrees 00'43" West 40 feet, more or less, to the line of ordinary high water of the Skagit River; thence Southwesterly along the line of ordinary high water 340 feet, more or less, to a point lying North 33 degrees 40'38" West of an angle point on said staking line known as Point C; thence South 33 degrees 40'38" East 35 feet, more or less, to said Point C, said point lying South 49 degrees 42'28" West 301.54 feet of said Point D; thence South 33 degrees 40'38" East 784.45 feet to a non-tangent curve whose center bears North 11 degrees 02'48" West 600.00 feet; thence Northeasterly concave to the Northwest through a central angle of 25 degrees 20'39" an arc distance of 265.40 feet to the true point of beginning. (Also known as Tract 19 of Survey recorded under Auditor's File No. 791547 entitled "MARBLEGATE".)



200409140112  
Skagit County Auditor

Schedule "B-1"

**EXCEPTIONS:**

**A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MARBLEGATE PROPERTY OWNER'S ASSOCIATION:**

Recorded: October 1, 1973  
Auditor's No.: 791546  
Executed By: Simpson Properties, Inc.

Said covenants were amended by documents recorded under Auditor's File Nos. 843580 and 9810130001.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Other owners in Marblegate  
Auditor's No.: 791546  
Purpose: Road for power lines and other utilities and services  
Area Affected: A portion of said road runs over the Southeasterly 30 feet of the subject property

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: April 17, 1974  
Recorded: April 30, 1974  
Auditor's No.: 800022  
Purpose: Construct, maintain, etc., an electric line right-of-way  
Area Affected: As staked and/or as may be constructed, described more particularly as the "Road Utility Easement" and recorded under Auditor's File Number 791546 and survey filed under Auditor's File Number 791547 in the Auditor's office of said county and state.

**D. Right of the State Washington in and to that portion of said premises, if any, lying in the bed of the Skagit River. (Affects riverfront lots only)**

**E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.) (Affects riverfront lots only)**



200409140112  
Skagit County Auditor

F. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River  
Affects: Riverfront lots only

G. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power. (Affects riverfront lots only)



200409140112

Skagit County Auditor