

AFTER RECORDING MAIL TO:  
Carl Meinzioger  
7575 Chestnut Lane  
Anacortes, WA 98221



200410060088  
Skagit County Auditor

10/6/2004 Page 1 of 3 3:07PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 113680-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Michael C. Winton, an unmarried person  
Grantee(s): Carl Meinzioger and Susan Meinzioger  
Abbreviated Legal: Ptn Gov. Lot 1, 12-35-1 E W.M.  
Assessor's Tax Parcel Number(s): P31324/350112-0-002-0119

THE GRANTOR Michael C. Winton, an unmarried person for and in consideration of PURSUANT TO AN IRS 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to Carl Meinzioger and Susan Meinzioger, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The North 421.00 feet of the West 500.04 feet of the East 830.04 feet of Government Lot 1 of Section 12, Township 35 North, Range 1 East, W.M.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement 60 feet in width for ingress, egress and utilities being 30 feet on each side of the West line of the above described main tract and said West line extended to the North line of the South Shore County Road, and as set forth in document recorded under Auditor's File No. 761832.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated 10/5/04

Michael C. Winton  
Michael C. Winton

# 5439  
SKAGIT COUNTY - WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 14 2004

Amount Paid:  
Skagit Co. Treasurer  
By: [Signature] Deputy

4183.00

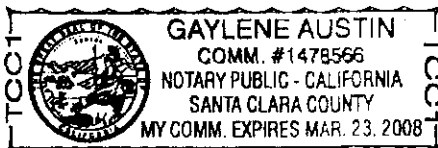
STATE OF California }  
COUNTY OF Santa Clara } SS:

I certify that I know or have satisfactory evidence that Michael C. Winton  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 10/5/04

Gaylene Austin

Notary Public in and for the State of California  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Eugene P. Toug and Thelma M. Toug  
 Purpose: Ingress, egress and utilities  
 Area Affected: West 30 feet  
 Dated: December 1, 1971  
 Recorded: December 20, 1971  
 Auditor's No.: 762009

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
 Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the South line that is approximately 120 feet West of the Southeast corner thereof; thence Northeasterly approximately 100 feet; thence East approximately 60 feet to its terminus.  
 Dated: Not disclosed  
 Recorded: June 13, 1979  
 Auditor's No.: 7906130009

## C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
 Area Affected: 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 South line of the above described property that is approximately 120 feet West of the Southeast corner thereof; thence Northeasterly approximately 100 feet; thence East approximately 60 feet to the true point of beginning of this description; thence East to a point that is 5 feet West of the East line thereof; thence North parallel to the East line thereof to the North line thereof and its terminus. The intention of this easement is to begin at the terminus of that certain easement to Puget Sound Power and Light Co. recorded under Auditor's File No. 7906130009, records of Skagit County, Washington.  
 Dated: Not disclosed  
 Recorded: December 20, 1985  
 Auditor's No.: 8512200032



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EXCEPTIONS CONTINUED:

D. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By:

Michael C. Winton

Recorded:

June 23, 1998

Auditor's File No.:

9806230010

UNOFFICIAL DOCUMENT



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