

AFTER RECORDING MAIL TO:

Michael J. Reichardt
12238 Abbott Lane
Anacortes, WA 98221



200411120006

Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113767-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Milton WM. Lewis, Jr. and Karen Mary Lewis

Grantee(s): Michael J. Reichardt and Julie A. Reichardt

Abbreviated Legal: A ptn of Gov. Lots 4 & 5 & of Lot 1, SP 17-75 in 2-34-1 E W.M.

Assessor's Tax Parcel Number(s): P19030/340102-0-011-0004, P19016/340102-0-007-0109

THE GRANTOR Milton WM. Lewis, Jr. and Karen Mary Lewis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael J. Reichardt and Julie A. Reichardt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Government Lots 4 and 5, of Section 2, Township 34 North, Range 1 East, W.M., and a portion of Lot 1 of Short Plat No. 17-75, filed in Book 1 of Short Plats at page 36, records of Skagit County, Washington, described as follows:

Beginning at the North ½ corner of Section 2, Township 34 North, Range 1 East, W.M.;
thence South 0°14' West 723.29 feet to the Northeast corner of Lot 4 of said Short Plat No. 17-75;
thence South 87°44' West along the North line of said short plat a distance of 1,326.18 feet to the Northwest corner of Lot 1 of said Short Plat;
thence continuing South 87°44' West 367.81 feet to the Easterly right-of-way line of the 40 foot wide county right-of-way as shown on the plat of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2", as per plat recorded in Volume 5 of Plats at page 30, records of Skagit County, Washington;
thence South 0°14' West along the said Easterly right-of-way line a distance of 240 feet to the true point of beginning;
thence continuing South 0°14' West a distance of 405.97 feet;
thence North 89°07'21" East 124.13 feet;
thence South 0°52'40" East 171.17 feet;
thence South 60°40'27" East a distance of 208.18 feet to a point on the Westerly right-of-way line of the Rosario/Havekost Road;
thence North 41°27'35" East along said West right-of-way line a distance of 316.74 feet;
thence North 42°27'38" West a distance of 332.77 feet;
thence North 35°11'17" West a distance of 245.37 feet;
thence South 87°44' West a distance of 150.00 feet to the true point of beginning.

TOGETHER WITH that portion of Lot 1 of said Short Plat No. 17-75, lying Southerly of Del Mar Road and Westerly of Rosario/Havekost Road as shown on said short plat.

Situate in the County of Skagit, State of Washington.

6085
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

NOV 12 2004

Dated November 8, 2004

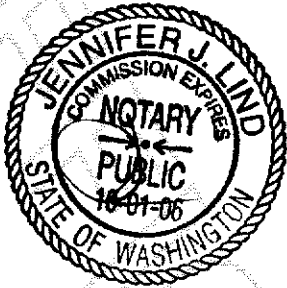
Milton WM. Lewis, Jr.

Amount Paid \$ 5731.60
By
Skagit Co. Treasurer Deputy
Karen Mary Lewis

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Milton WM. Lewis, Jr. and Karen Mary Lewis**
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: 11.9.04



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10.01.06



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LPB-10

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Electric transmission and distribution line
Area Affected: Government Lot 5
Dated: June 12, 1959
Recorded: June 17, 1959
Auditor's No.: 581904

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

For Right To: Install, maintain, etc., an anchor with guy wires & fixtures
In Favor Of: Puget Sound Power & Light Co.
Auditor's No.: 613147
Affects: As staked & agreed upon. The description contained therein is not sufficient to determine its exact location within the property herein described.

C. Provisions as set forth on the face of Short Plat 17-75. The face of the Short Plat sets forth the following:

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts;
2. Zoning is residential;
3. Sewage Disposal by individual septic tank systems. Percolation Test and Soil Logs performed by Fred Tiderington.
4. Water - Individual wells;

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: A 10 foot strip as described therein
Dated: September 9, 1983
Recorded: September 20, 1983
Auditor's No.: 8309200005



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E. CONDITIONS CONTAINED IN DEED:

Recorded: September 22, 1993
Auditor's No.: 9309220058
As follows:

The above described property is reconfigured to change the line between the two contiguous parcels. This boundary adjustment is not for the purposes of creating an additional building lot.

EXCEPTIONS CONTINUED:

F. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Harlan W. Abbott and Mary J. Abbott, husband and wife
And: Lee E. Zurcher and Jeannine M. Zurcher, husband and wife
Dated: September 28, 1993
Recorded: October 1, 1993
Auditor's No.: 9310010156
Regarding: Grant of easement over vacated Old Marine Drive and
conditions for joint maintenance of same

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Purpose: A natural gas pipeline or pipelines
Area Affected: A strip of land 10 feet in width having 5 feet on each side of the
center of grantee facilities as constructed, to be constructed,
extended or relocated within the Easterly shoulder of private
Abbott Lane.
Dated: December 15, 2003
Recorded: March 24, 2004
Auditor's No.: 200403240048



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