

AFTER RECORDING MAIL TO:

Jacqueline Van Vliet
1229 Chuckanut Drive
Bow, WA 98232



200411120007
Skagit County Auditor

11/12/2004 Page 1 of 4 9:03AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114021-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Claude B. Oliver

Grantee(s): Jacqueline Van Vliet and Clinton E. Carnell

Abbreviated Legal: A ptn of 7&8-36-3 E W.M. North & East of Chuckanut Drive known as P-1, Buggia Tracts.

Assessor's Tax Parcel Number(s): P111547/360304-0-001-0200, P47671/360308-0-001-0105, P47667/360307-0-001-0106

THE GRANTOR Claude Oliver, an unmarried person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacqueline Van Vliet, an unmarried individual and Clinton E. Carnell, an unmarried person, as Joint Tenants With Right of Survivorship, not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

All that portion of Sections 7 and 8, Township 36 North, Range 3 East, W.M., Skagit County, Washington, lying Northerly and Easterly of Chuckanut Drive (SR11), and Northerly and Westerly of the following described line:

Beginning at the Southeast corner of said Section 8;

Thence North 00 degrees 01'47" East, along the East line thereof, for a distance of 2,645.79 feet to the East ¼ corner of said Section 8;

Thence North 00 degrees 03'16" East, continuing along said East line, for a distance of 2,645.36 feet to the Northeast corner of said Section 8;

Thence North 89 degrees 13'20" West, along the North line of said Section 8, for a distance of 2,639.88 feet to the North ¼ corner of said Section 8;

Thence North 89 degrees 13'20" West, continuing along the North line of said Section 8, for a distance of 2,639.88 feet to the Northwest corner of said Section 8 and the true point of beginning of said described line;

Thence South 58 degrees 38'17" East for a distance of 1,330.81 feet;

Thence South 65 degrees 24'06" West for a distance of 890.43 feet, more or less, to the Northeasterly right of way margin of Chuckanut Drive and the end of said described line.

(Also known as Lot 1, Buggia Tracts.)

TOGETHER WITH all beneficial rights if ingress, egress and utilities contained in Declaration of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement as recorded September 27, 1989, under Auditor's File No. 8909270044.

Situate in the County of Skagit, State of Washington.

By signing below, the parties acknowledge it is their intent to take title as Joint Tenants with Right of Survivorship, Not as Tenants in Common.

Jacqueline Van Vliet

Clinton E. Carnell

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated November 8, 2004

Claude B. Oliver

6083
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 12 2004

Amount Paid \$ 13,973.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }

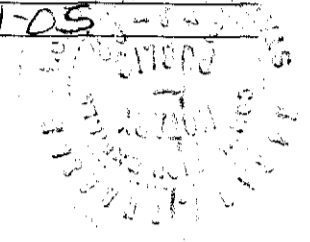
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Claude B. Oliver**
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: 11-5-04

Karan & Thorson

Notary Public in and for the State of Wash
Residing at Burlington
My appointment expires: 3-1-05



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EXCEPTIONS:

A. MUTUAL EASEMENT AGREEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: Scott Paper Company, a Pennsylvania corporation
And: Norman Dahlstedt, individually and as Executor of the Estate of
Anna Jeanette Dahlstedt, deceased
Dated: August 10, 1973
Recorded: September 14, 1973
Auditor's No.: 790797

B. COVENANTS TO BEAR EQUAL SHARE OF THE COST OF THE CONSTRUCTION, MAINTENANCE OF REPAIR OF THE IMPROVEMENT HEREIN NAMED, EASEMENT FOR WHICH WAS GRANTED OVER LOCATION HEREIN DESCRIBED.

Recorded: September 14, 1973
Auditor's No.: 790797
Improvement: Road
Location: Portion of said premises

C. Matters and Easement disclosed by that certain survey recorded March 16, 1988, under Auditor's File No. 8803160011 and in Book 7 of Surveys, page 172, records of Skagit County, Washington.

D. 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
line
Area Affected: As constructed or to construct on a 60 foot roadway easement as
per that certain Record of Survey Map recorded March 16, 1988
under Auditor's File No. 8803160011, Book 7 of Surveys, page
172
Dated: April 22, 1988
Recorded: May 18, 1988
Auditor's No.: 8805180065

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Eiichi Yamashita
Purpose: The right to construct, operate and maintain a water storage
reservoir and pipe lines therefrom to the Pacific Highway, together
with rights of ingress and egress thereto for maintenance purposes
Area Affected: All the portion of the Southeast ¼ of the Northeast ¼ and of
Government Lots 2 and 3 of the State Highway, EXCEPT the right
of way of the Great Northern Railway Company
Dated: April 23, 1956
Recorded: April 27, 1956
Auditor's No.: 535182

F. Easements and reservations contained in instrument recorded September 27, 1989, under Auditor's File No. 8909270043, as hereto attached.



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EXCEPTIONS CONTINUED:

G. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: South Chuckanut Joint Venture
Recorded: September 27, 1989
Auditor's No.: 8909270044

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 11, 1996
Auditor's No.: 9607110067

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 17, 1996
Auditor's No.: 9607170108

H. Terms and Conditions of Variance No. VAR 91 033.ORD as recorded January 22, 1992, under Auditor's File No. 9201220068.

I. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 2, 1997
Auditor's No.: 9709020021
As Follows:

"This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture-NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay."

J. WAIVER AND COVENANT NOT TO SUE SKAGIT COUNTY AND ADJACENT TO NATURAL RESOURCE LAND PROPERTY OWNERS:

Recorded: September 8, 1997
Auditor's No.: 9709080005



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