

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert E. Macchi
15837 Otter Pond Drive
Mount Vernon, WA 98274



200501240168
Skagit County Auditor

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Filed for Record at Request of

Escrow Number: 04-12-31100
Title Number: 83407

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed 83407-1

Abbreviated Legal: Sect 24, Twnshp 24, Range 4; Ptn. SE 1/4 and Sect 25, Twnshp 34, Range 4; Ptn NE 1/4 aka Tct 3 "THE UPLANDS"

THE GRANTOR Gilbert L. Loyd and Tereasa L. Loyd, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert E. Macchi and Renee D. Macchi, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

See Exhibit "A" attached hereto and made a part hereof.

Assessor's Tax Parcel Number(s): P27770, P27818 340425-1-002-0300
340424-4-006-0509

Subject to paragraphs 6, Sched B-1 A-K of First American Title's preliminary title report order No. 83407 as set fourth on attached Exhibit "B" and by this reference made a part hereof as if fully incorporated herein.

Dated 1-8-05

Gilbert L. Loyd

Tereasa L. Loyd 336
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

JAN 24 2005
Amount Paid \$ 7654.00
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Gilbert L. Loyd and Tereasa L. Loyd

is/are 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: 1-8-05

NOTARY PUBLIC
STATE OF WASHINGTON
LISA M. LONG
COMMISSION EXPIRES MAY 20, 2007

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/20/07

Legal description

EXHIBIT "A"

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

Tract 3 of that certain survey entitled "THE UPLANDS", filed December 14, 1982, under Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington; EXCEPT that 10 foot wide strip of Tract conveyed to Skagit County for road rights-of-way on October 16, 1986; being a portion of Section 24 and 25, Township 34 North, Range 4 East, W.M., and Section 30, Township 34 North, Range 5 East, W.M..



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EXHIBIT "B"

Schedule "B-1"

EXCEPTIONS:

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

For: Telephone Lines
In Favor Of: Skagit Valley Telephone Company
Recorded: September 21, 1967
Auditor's No.: 704645
Affects: The Southeast 1/4 of Section 25, Township 34, Range 4 East, W.M. and West 1/2 of Section 30, Township 34, Range 5.

B. EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE:

Granted To: Puget Sound Power & Light Company
Dated: June 14, 1950
Recorded: June 28, 1950
Auditor's No.: 447615
Affects:

The right of way for this easement is 30 feet in width, the center line of which is defined as follows:

Beginning at the 1/4 corner common to Sections 25 and 30, Township 34 North, Ranges 4 and 5 East, W.M., thence North 89 degrees 29' East 626.19 feet; thence North 1 degree 0' West 123.45 feet to the true point of beginning. Thence North 32 degrees 0' East 858.35 feet; thence North 20 degrees 0' East 510.80 feet to the North line of the above described property. Also, beginning at the 1/4 corner common to Sections 25 and 30, Township 34 North, Ranges 4 and 5 East, W.M., thence North 89 degrees 29' East 626.19 feet; thence North 1 degree 0' West 123.45 feet; thence North 32 degrees 0' East 858.35 feet; thence North 20 degrees 0' East 372.80 feet to the true point of beginning; thence South 49 degrees 30' East 215 feet to the East line of the above described property.

C. EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE:

Granted To: Puget Sound Power & Light Company
Dated: July 5, 1950
Recorded: July 20, 1950
Auditor's No.: 448497
Affects:

The right of way for this easement is 30 feet in width, the center line of which is described as follows:

Beginning at the 1/4 corner common to Sections 25 and 30, Township 34 North, Ranges 4 and 5 East, W.M.; thence North 89 degrees 29' East 626.19 feet; thence North 1 degree 0' West 123.45 feet; thence North 32 degrees 0' East 858.35 feet; thence North 20 degrees 0' East 372.80 feet; thence South 49 degrees 30' East 215 feet to the true point of beginning; thence South 49 degrees 30' East 1293.30 feet; thence South 40 degrees 38' East 309.7 feet to the South boundary of the above description.



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D. STIPULATION CONTAINED IN DEED EXECUTED BY WALKING CIRCLE M., INC. TO MV ASSOCIATES, DATED JULY 25, 1979, RECORDED AUGUST 31, 1979 UNDER AUDITOR'S NO. 7908310024, AS FOLLOWS:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

- I.) The right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property and, if necessary, to replace said septic tank by installing a new septic tank on the subject property,
- II.) The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and
- III.) The right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

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

For:	Sanitary Sewer
In Favor Of:	Adjoining property owners and MV Associates
Reserved by Instrument Recorded:	April 1, 1980
Under Auditor's File No.:	8004010002
Affects:	

A strip of land 10 feet in width lying Southwesterly and Southeasterly of and adjoining the following described line:

Beginning at the most Northeasterly corner of Upland Tract 1, of Survey recorded in Volume 4 of Surveys, Pages 56 through 61, being at a point on a curve from which the center lies North 13 degrees 49'32" East 530.00 feet distant; thence Northwesterly along the Southwesterly margin of Gunderson Road and along said curve to the right through a central angle of 45 degrees 01'32" an arc distance of 408.64 feet; thence South 58 degrees 51'04" West 674.12 feet to the terminus of said line.

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

For:	Ingress, egress, drainage, and utilities
In Favor Of:	Owner of Tract D, Short Plat No. 24-80
Recorded:	April 1, 1980
Auditor's No.:	8004010003
Affects:	The North 30 feet of Section 25, Township 34, Range 4, lying Northerly of and adjoining Tract D Short Plat No. 24-80.



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

For: Sanitary Sewer
In Favor Of: Adjoining property owners and MV Associates
Reserved by Instrument Recorded: April 1, 1980
Under Auditor's File No.: 8004010004
Affects:

Northerly 10 feet of Upland Tract No. 2, of survey recorded in Volume 4 of Surveys, Pages 56 through 61, and beginning at the most Southerly corner of said Tract; thence North 77 degrees 06'16" West along the Southerly line thereof 570.72 feet; thence North 13 degrees 36'31" East 105.00 feet; thence South 77 degrees 06'16" East 100.00 feet; thence South 13 degrees 36'31" West 95.00 feet to a line parallel with and 10 feet Northerly of the Southerly line of said tract; thence South 77 degrees 06'16" East 470.72 feet to the Easterly line of said tract; thence South 13 36' 31" West along said Easterly line 10.00 feet to the point of beginning.

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

For: Sanitary Sewer
In Favor Of: Adjoining property owners and MV Associates
Reserved by instrument recorded: April 1, 1980
Under Auditor's File No.: 8004010007
Affects:

The Northerly 10 feet of Upland Tract No. 3, of Survey recorded in Volume 4 of Surveys, Pages 56-61.

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

For: Ingress, egress, drainage and utilities
In Favor Of: Present and future owners of the following described property:

That portion of the Southeast 1/4 of Section 13, Township 34 North, Range 4 East, W.M. lying Southwesterly of Nookachamps Creek

AND East 1/2 of the Northwest 1/4 and Southeast 1/4 Southwest 1/4 Northeast 1/4 and North 1/2 Northeast 1/4 Southeast 1/4 and South 1/2 of the North 1/2 of the Southeast 1/4 and the South 1/2 of the Southeast 1/4 of Section 24, Township 34 North, Range 4 East W.M.

AND that portion of the East 3/4 of Section 25, Township 34 North, Range 4 East, W.M. lying Easterly of State Highway 9

AND that portion of the North 1/2 of the North 1/2 of Section 36, Township 34 North, Range 4 East, W.M. lying Easterly of State Highway 9

AND Southeast 1/4 Southwest 1/4 Section 19, Township 34 North, Range 4 East, W.M.

AND Northwest 1/4 and West 1/2 Southwest 1/4 of Section 30, Township 34 North, Range 5 East, W.M.



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AND Northwest 1/4 Northwest 1/4 Section 31, Township 34 North, Range 5 East, W.M.

All in Skagit County, Washington

Recorded: December 10, 1982
Auditor's No.: 8212100052
Affects:

An easement lying within the Southeast 1/4 of Section 24, and all of Section 25, Township 34 North, Range 5 East, W.M., in Skagit County, Washington for the purpose of ingress, egress, drainage and utilities over, under and across a strip of land 60.00 feet in width, having 30.00 feet of such width lying on each side of a centerline described as follows:

Commencing at the South 1/4 corner of said Section 25; thence North 89 degrees 23'49" West along the South line of said Section 83.18 feet to the Northeasterly margin of State Highway SR 9, as shown on Sheet 2 of 3 Sheets of Washington State Highway Department of Transportation Drawing Titled "SR9-Mp 47.22 to MP 47.78-North Big Lake Vicinity", bearing an approval date of November 14, 1977; thence North 24 degrees 00'41" West along said highway margin 126.54 feet to the point of beginning of said centerline and easement; thence North 60 degrees 25'56" East 2500.00 feet to the beginning of a curve to the left having a radius of 1000.00 feet; thence Northeasterly along the arc of said curve through a central angle of 20 degrees 25'56" an arc length of 356.61 feet to a point of tangency; thence North 40 degrees 00'00" East 325.55 feet to the beginning of a curve to the left having a radius of 500.00 feet; thence Northerly along the arc of said curve through a central angle of 38 degrees 25'10" an arc length of 335.27 feet to a point of tangency; thence North 1 degree 34'50" East 822.00 feet to the beginning of a curve to the left having a radius of 830.00 feet; thence Northerly and Northwesterly along the arc of said curve through a central angle of 39 degrees 34'50" an arc length of 573.37 feet to a point of tangency; thence North 38 degrees 00'00" West 781.00 feet to the beginning of a curve to the right having a radius of 475.00 feet; thence Northwesterly, Northerly and Northeasterly along the arc of said curve through a central angle of 66 degrees 30'00" an arc length of 551.31 feet to a point of reverse curvature to the left having a radius of 800.00 feet; thence Northerly and Northeasterly along the arc of said curve through a central angle of 45 degrees 30'00" an arc length of 635.30 feet to a point of compound curve to the left having a radius of 275.00 feet; thence Northwesterly along said curve through a central angle of 71 degrees 00'00" an arc length of 340.77 feet to a point of tangency; thence North 88 degrees 00'00" West 223.00 feet to the beginning of a curve to the right having a radius of 440.00 feet; thence Westerly and Northwesterly along the arc of said curve through a central angle of 23 degrees 01'32" an arc length of 176.82 feet to a point of tangency; thence North 64 degrees 58'28" West 224.41 feet to the beginning of a curve to the right having a radius of 125.00 feet; thence Northwesterly, Northerly and Northeasterly along the arc of said curve through a central angle of 78 degrees 34'59" an arc length of 171.44 feet to a point of tangency; thence North 13 degrees 36'31" East 815.00 feet to the Southerly margin of Gunderson Road as now established 40.00 feet in width and the terminus of said centerline and easement.

J. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY:

Purpose: Sanitary Sewer Easement
Affects: Northerly 10 feet of Tract 3



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K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Gilbert Lloyd
And:	Skagit County Health Department
Dated:	June 19, 2002
Recorded:	June 24, 2002
Auditor's No.:	200206240113
Regarding:	Aerobic Treatment Unit Service Agreement



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