



200503300096

Skagit County Auditor

3/30/2005 Page 1 of 2 1:37PM

AFTER RECORDING MAIL TO:
 ,Hansell-Mitzell, LLC
 P.O. Box 2523
 Mount Vernon, WA 98273

Filed for Record at Request of
 First American Title Of Skagit County
 Escrow Number: B84063

Statutory Warranty Deed

Grantor(s): Daniel Beitler
 Grantee(s): Hansell Mitzel LLC dba Hansell Mitzel Homes
 Assessor's Tax Parcel Number(s): P28882, 340430-0-070-0005

FIRST AMERICAN TITLE CO.

B84063E

THE GRANTOR Daniel Edward Beitler, a single man at all times between December 22, 1975 and July 28, 1982 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hansell Mitzel LLC, a Washington limited liability company DBA Hansell Mitzel Homes the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South 88°34' West, along the North line of said subdivision, a distance of 505.95 feet; thence South 0°33'20" East a distance of 585 feet to the true point of beginning; thence South 296.52 feet, more or less, to the South line of the North 2/3 of said Northeast 1/4 of the Southeast 1/4; thence South 88°21' West, a distance of 150 feet, more or less, to the West line of said East 1/2 of the Northeast 1/4 of the Southeast 1/4; thence North 0°33'20" West along said West line a distance of 297.12 feet, more or less, to a point South 88°34' West from the true point of beginning; thence North 88°34' East a distance of 150 feet, more or less, to the true point of beginning; EXCEPT that portion thereof lying within the boundaries of that certain strip of land conveyed to Skagit County for road purposes by deed dated February 15, 1960, recorded April 18, 1960 under Auditor's File No. 593256.

Subject to conveyance, conditions, restrictions and easements as per attached Exhibit "A"

Dated 3/20/05

Daniel Beitler

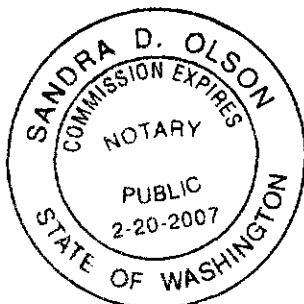
1448
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

MAR 30 2005

Amount Paid \$ 3844.79
 Skagit County Treasurer
 By: *man* Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel Beitler, the persons 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.

Date: 3-24-05

Sandra D. Olson
 Notary Public in and for the State of Washington
 Residing at Burlington WA
 My appointment expires: 2-20-07

Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company
Dated: March 18, 1910
Recorded: August 3, 1910
Auditor's No.: 80536, Volume 80 of Deeds, page 615
Purpose: Right to erect and maintain, etc. telephone and telegraph poles
Area Affected: The exact location of said poles not disclosed on the record

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James G. Bowen; et ux et al
Dated: April 22, 1925
Recorded: March 16, 1926
Auditor's No.: 192453, Volume 139 of Deeds, page 182
Regarding: Construction, maintenance, etc. of a drainage ditch

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 27, 1946
Recorded: August 30, 1946
Auditor's No.: 395514, Volume 212 of Deeds, page 354
Purpose: Construct, maintain, etc. an electric transmission and distribution line, together with right of ingress and egress over and across Grantor's adjoining property to and from said line, also provisions against blasting within 300 feet of said line
Area Affected: Portion of subject property

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 26, 1998
Auditor's No.: 9802260028
Affects: Adjoining property to the South

Said matters include but are not limited to the following:

1. Possible mislocation of fence on South property line



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