



200504220099
Skagit County Auditor

4/22/2005 Page 1 of 4 11:54AM

WHEN RECORDED RETURN TO
ROBERT C. HUBERT
2906 77TH NE
MARYSVILLE, WA 98271



CHICAGO TITLE INSURANCE COMPANY 1034653 ✓

STATUTORY WARRANTY DEED

5101180

Dated: APRIL 19, 2005

THE GRANTOR

JAMES J. MANSMITH AND CORINNE A. MANSMITH, AS TRUSTEES OF THE MANSMITH REVOCABLE LIVING TRUST DATED MARCH 30, 1995

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ROBERT C. HUBERT AND PAMELA K. HUBERT, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SNOHOMISH~~ ^{SKAGIT} State of Washington:

Tax Account Number(s): 351014-0-003-0008 (P45310)

LEGAL DESCRIPTION AS SET FORTH ON ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

1882
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2005

Amount Paid \$ 801.00
Skagit Co. Treasurer
By *PC* Deputy

James J. Mansmith
JAMES J. MANSMITH, TRUSTEE

Corinne A. Mansmith
CORINNE A. MANSMITH, TRUSTEE

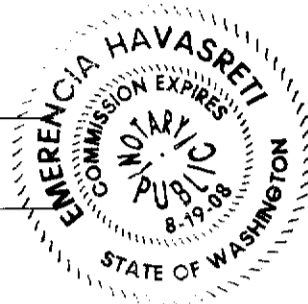
STATE OF WASHINGTON ss KING COUNTY OF
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CORINNE A. MANSMITH IS THE PERSON WHO APPEARED BEFORE, ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF THE MANSMITH REVOCABLE LIVING TRUST DATED MARCH 30, 1995 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4-19-05

Emerencia Havasreti

NOTARY SIGNATURE

PRINTED NAME: EMERENCIA HAVASRETI
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KENT
MY APPOINTMENT EXPIRES Aug 19 2008



STATE OF WASHINGTON ss KING COUNTY OF
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES J. MANSMITH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF THE MANSMITH REVOCABLE LIVING TRUST DATED MARCH 30, 1995 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED: 4-20-05

Emerencia Havasreti

NOTARY SIGNATURE

PRINTED NAME: EMERENCIA HAVASRETI
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KENT
MY APPOINTMENT EXPIRES Aug 19 2008



NOTARY/RDA/092100



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EXHIBIT "A"

PARCEL A:

The North 110 feet of the South Half of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Commencing at a point on the East line of said Section 14, which is 40 rods South of the East Quarter corner of said Section 14;

Thence West to Skagit River;

Thence in a Southwesterly direction along Skagit River to the South boundary line of said Government Lot 1;

Thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;

Thence North to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress and egress over and across a 20 foot strip of land as described in easement recorded under Auditor's File No. 9109090074, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT **B**

Escrow No.: 5101180

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 12, 1956
Auditor's No(s): 534436, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 16, 1968
Auditor's No(s): 717103 and 717104, records of Skagit County, Washington
In favor of: Lewis E. Chase, et ux, et al
For: 20 foot wide easement for road purposes

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 20, 1972
Auditor's No(s): 763235, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the Skagit River or due to said river having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit river, if navigable.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1991
Auditor's No(s): 9109090074, records of Skagit County, Washington
In favor of: Edward Joseph
For: 20 foot wide easement for road purposes

Agreement, including the terms and conditions thereof; entered into;
By: Gregg Snyder et al
And Between: Future lot owners
Recorded: April 16, 2004
Auditor's No.: 200404160156, records of Skagit County, Washington
Providing: Joint use and mutual maintenance agreement for road

EXHIBIT/RDA/0999



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