



200504220101

Skagit County Auditor

4/22/2005 Page

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5 11:55AM

WHEN RECORDED RETURN TO

GARY A. DSCHAAK

5510 OCEAN AVE

EVERETT WA 98203



CHICAGO TITLE INSURANCE COMPANY

1034654 ✓

5101181

STATUTORY WARRANTY DEED

Dated: APRIL 19, 2005

THE GRANTOR

JAMES J. MANSMITH, TRUSTEE AND CORINNE A. MANSMITH, TRUSTEE  
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

GARY A. DSCHAAK, AS HIS OWN SEPARATE ESTATE

the following described real estate situated in the County of Skagit State of Washington:

Tax Account Number(s): 351014-0-002-009, 351014-0-001-0000

LEGAL DESCRIPTION AS SET FORTH ON ATTACHED EXHIBIT A ATTACHED HERE TO 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.

*Ptn. Gov Lot 1, Sec. 14, Township 35 North, Range 10 East of the W.M.*

1883  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 20 2005

Amount Paid \$ *1806.70*  
Skagit Co. Treasurer  
By *RE* Deputy

\_\_\_\_\_

*James J. Mansmith Trustee*  
JAMES J. MANSMITH, TRUSTEE

\_\_\_\_\_

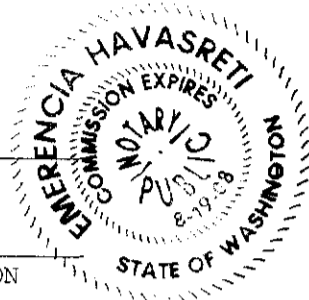
*Corinne A. Mansmith Trustee*  
CORINNE A. MANSMITH, TRUSTEE

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  
OT 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

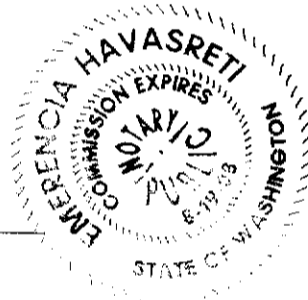


STATE OF WASHINGTON ss KING COUNTY OF  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES J.  
MANSMITH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE  
WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED 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



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EXHIBIT "A"

PARCEL A:

The South 110 feet of the North 220 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;  
Thence West to the Skagit River;  
Thence in a Southwesterly direction along the 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 Southeast 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 wide strip of land as described in easement recorded under Auditor's File No. 9001180032, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

The South Half, EXCEPT the North 220 feet thereof, 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 Skagit River;  
Thence in a Southwesterly direct 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 D:

A non-exclusive easement for ingress and egress over and across a 20 foot wide strip of land as described in easement recorded under Auditor's File No. 9007200064, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5101181

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, etal  
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):: 763234, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel A

**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.

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5101181

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 18, 1990  
Auditor's No(s): 9001180032, records of Skagit County, Washington  
In favor of: Donald E. Joseph and Barbara D. Joseph  
For: 20 foot wide easement for road purposes  
Affects: Parcel A

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

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 27, 1972  
Auditor's No(s): 763422, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel C

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

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 20, 1990  
Auditor's No(s): 9007200064, records of Skagit County, Washington  
In favor of: Donald E. Joseph and Barbara D. Joseph  
For: 20 foot wide easement for road purposes  
Affects: Parcel C



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