


AFTER RECORDING MAIL TO:  
Janette E. Lunden, Trustee  
312 W 23rd Street  
The Dalles, OR 97058

  
200505190094  
Skagit County Auditor  
5/19/2005 Page 1 of 2 12:03PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84728

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.  
A 84728

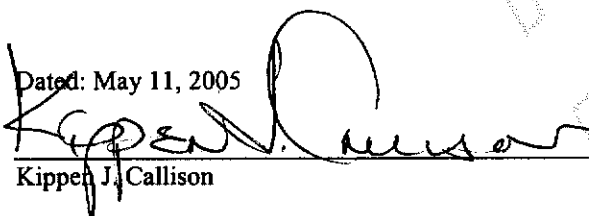
Grantor(s): Kippen J. Callison and Terrie Robbins Callison  
Grantee(s): Marvin O. Lunden & Janette E. Lunden Family Trust  
Assessor's Tax Parcel Number(s): 3912-000-008-0003, P65273

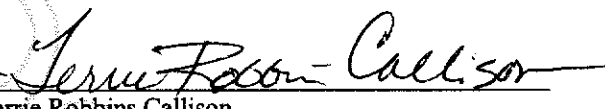
THE GRANTOR Kippen J. Callison, who acquired title as Kip Callison and Terrie L. Robbins-Callison, who acquired title as Terrie Robbins-Callison, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Janette E. Lunden, Trustee of the Marvin O. Lunden and Janette E. Lunden Family Trust dated September 27, 2001 the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", as per plat recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.


Dated: May 11, 2005

  
Kippen J. Callison

  
Terrie Robbins Callison

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2489  
MAY 19 2005

Amount Paid \$ 4076.20  
By  Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kippen J. Callison and Terrie Robbins Callison, 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: 5/17/05

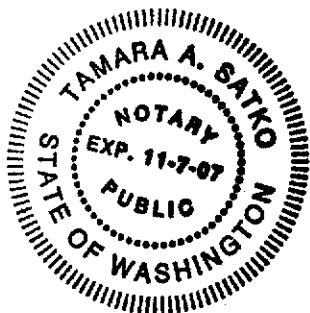
  
Tamara A. Satko

Notary Public in and for the State of

Washington

Residing at Anacortes

My appointment expires: 11-7-07



**A. RESERVATION CONTAINED IN DEED**

Executed by: Cecilia Joshua  
Recorded: February 20, 1928  
Auditor's No.: February 16, 1931  
As Follows: 241135 in Volume 157 of Deeds, page 20

"The present roadway through said land not more than thirty feet in width is hereby reserved until vacated by law. There is also reserved from the lands herein conveyed a right of way for canals and ditches constructed or to be constructed under authority of the United States."

**B. LAND USE AGREEMENT AND RESTRICTIONS CONTAINED IN INSTRUMENT:**

Dated: December 26, 1962  
Recorded: December 27, 1962  
Auditor's No.: 630229

Said Agreement was amended by document recorded September 21, 1989, under Auditor's File No. 8909210096.

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: November 4, 1965  
Auditor's No.: 674100 and 674104  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: 10 foot strip

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Sewer District No. 1  
Dated: December 9, 1964  
Recorded: March 18, 1965  
Auditor's No.: 663552 (Volume 344, page 577)  
Purpose: Sewer pipe(s)  
Area Affected: A strip of land 16 feet in width

**E.** Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

**F.** Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

**G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Reef Point Community Association, et al  
Dated: April 17, 1989  
Recorded: September 21, 1989  
Auditor's No.: 8909210094 and 8909210095  
Purpose: Ingress, egress and water line  
Area Affected: Lot 8 and community tract



200505190094  
Skagit County Auditor