



200506170015
Skagit County Auditor

6/17/2005 Page 1 of 4 9:19AM

RETURN TO:

SHERRY M. HENDERSON
13485 STATE ROUTE 9
MOUNT VERNON, WA 98273

STATUTORY WARRANTY DEED

Reference # (if applicable) 116471-P LAND TITLE OF SKAGIT COUNTY

Grantor(s): ROBERT K SCHWENDERMAN

Additional on Page: _____

Grantee(s): SHERRY M. HENDERSON

Additional on Page: _____

Abbreviated Legal Description: PTN S 1/2 OF SW 1/4, 12-34-4 E.W.M.

Additional on Page: _____

Assessor's Tax Parcel ID# 340412-0-024-0004, 340412-3-012-0002

THE GRANTOR ROBERT K. SCHWENDERMAN, AN UNMARRIED PERSON

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to SHERRY M. HENDERSON, AN UNMARRIED PERSON

the following described real estate, situated in the County of SKAGIT State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.

SUBJECT TO: EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO. 1 FOR WATER PIPE LINE AFFECTING A PORTION OF THE SUBJECT PROPERTY RECORDED APRIL 4, 1961 UNDER AUDITOR'S NO. 605988; EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUGET SOUND POWER & LIGHT COMPANY FOR OVERHANG OF FACILITIES ONLY AFFECTING THE SOUTH 12 FEET OF PARCEL "A" RECORDED JUNE 23, 1983 UNDER AUDITOR'S NO. 8306230043.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3097
JUN 17 2005

Amount Paid \$ 5518.00
By [Signature] Skagit Co. Treasurer Deputy

Dated: June 14, 2005

[Signature]
ROBERT K SCHWENDERMAN

NOTARY PAGE

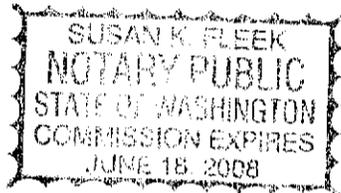
STATE OF WASHINGTON }
County of Spokane } ss.

I hereby certify that I know or have satisfactory evidence that ROBERT K. SCHWENDERMAN

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 15, 2005

Susan K. Fleek
Notary Public in and for the State of Washington



Susan K. Fleek
Printed Name

Residing at Monroe - 1808
My appointment expires _____

STATE OF WASHINGTON }
County of _____ } ss.

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name
Residing at _____
My appointment expires _____



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EXHIBIT "A"

PARCEL "A":

The South ½ of the Southeast ¼ of the Southwest ¼ of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT all road and railroad rights of way, AND ALSO EXCEPT Drainage District No. 21 ditch right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest ¼ of the Southwest ¼, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Southwest ¼ of the Southwest ¼, 501 feet South of its Northeast corner;
thence South on said East line, 229 feet;
thence South 85°30' West, 236 feet;
thence North 5°45' West, 132.5 feet;
thence North 85°38' East, 100 feet;
thence North 9°04' East, 100 feet;
thence North 85°30' East 133.5 feet to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of that certain tract conveyed to Jesse R. Wilcox, by deed dated January 10, 1918 and recorded December 20, 1918, in Volume 108 of Deeds, page 381, under Auditor's File No. 129565.

TOGETHER WITH a non-exclusive easement for utility purposes and for the purposes of ingress and egress over and across the following described parcels of land, EXCEPTING from said strips of land any portion lying within the boundaries of the Burlington Northern, Inc., railroad right of way formerly Northern Pacific railroad right of way.

Beginning at the Northeast corner of the Southwest ¼ of the Southwest ¼ of Section 12, Township 34 North, Range 4 East, W.M.;
thence West 20 feet;
thence South 160 feet;
thence South 43°51' East 20 feet;
thence North 46°09' East to the East line of said Southwest ¼ of the Southwest ¼;
thence North along said East line to the point of beginning.

PARCEL "B" continued:

Beginning at the Northeast corner of the Southwest ¼ of the Southwest ¼ of Section 12, Township 34 North, Range 4 East, W.M.;
thence West 20 feet;
thence South 160 feet;
thence South 43°51' East 20 feet to the true point of beginning;
thence North 43°51' West 20 feet;
thence South 46°09' West 94 feet;
thence South 9°04' West 290 feet;
thence North 85°30' East 20 feet;
thence North 9°04' East to a point that bears South 46°09' West from the true point of beginning;
thence North 46°09' East to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

SUBJECT TO:

EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1
Purpose: Water pipe line
Area Affected: A portion of the subject property
Recorded: April 4, 1961
Auditor's No.: 605988

EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: Overhang of facilities only
Area Affected: South 12 feet of Parcel "A"
Dated: Not Disclosed
Recorded: June 23, 1983
Auditor's No.: 8306230043



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