

AFTER RECORDING MAIL TO:
Mr. and Mrs. John M. Hall
21838 Medcalf Lane
Sedro Woolley, WA 98284



200508260088
Skagit County Auditor

8/26/2005 Page 1 of 5 11:42AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85710

Statutory Warranty Deed

Grantor(s): Lois A. Neiber
Grantee(s): John M. Hall and Juanita A. Hall
Ptn. Lot 15, "MEDCALF'S ADDITION"
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P67437, 3954-000-015-0300

FIRST AMERICAN TITLE CO.
B85710-1

THE GRANTOR Lois A. Neiber, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John M. Hall and Juanita A. Hall, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions or other exceptions hereto attached As Exhibit B

Dated August 23, 2005

Lois A. Neiber
Lois A. Neiber

4032
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2005

Amount Paid \$ 4561.80
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lois A. Neiber, 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: 8-23-05

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at Fernside
My appointment expires: 06/19/07

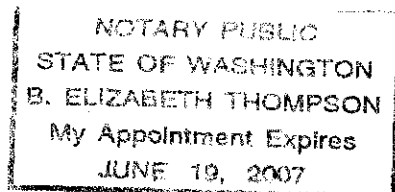


EXHIBIT A

Parcel "A":

That portion of Lot 15, "MEDCALF'S ADDITION", according to the plat recorded in Volume 7 of Plats, page 41, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said lot where the Northwestern line thereof intersects Sterling Drive; thence in a Southeasterly direction along the Westerly boundary of said lot, 26.10 feet; thence North 34°19'13" East a distance of 150 feet; thence South 42°55'26" East a distance of 9 feet to the true point of beginning of this description; thence North 42°55'26" East 9 feet; thence North 34°19'13" East 19.67 feet; thence North 37°40'25" East 44.97 feet; thence North 53°46'00" East 241.96 feet to a point on the Easterly line of said Lot 15, that is South 45°56'23" East a distance of 1.23 feet from the most Northerly corner of said Lot 15; thence South 45°56'23" East along the Easterly boundary of said lot, a distance of 23.69 feet; thence Southerly and Southwesterly along the Easterly and Southeasterly boundary of said Lot 15 to a point that bears South 42°55'26" East 110.02 feet and North 42°36'54" East 30 feet from the true point of beginning, which point is the Northeasterly corner of that certain tract conveyed to Wallace M. Lentz et ux, by deed recorded under Auditor's File No. 660020; thence Northwesterly in a straight line along the Northerly line of said Lentz Tract to the true point of beginning.

Parcel "B":

That portion of Lot 15, "MEDCALF'S ADDITION", according to the plat recorded in Volume 7 of Plats, page 41, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said lot where the Northwestern line thereof intersects Sterling Drive; thence in a Southeasterly direction along the Westerly boundary of said lot, a distance of 26.10 feet; thence North 34°19'13" East a distance of 150.0 feet; thence South 42°55'26" East a distance of 9.0 feet to the true point of beginning of this description; thence South 34°19'13" West to the Easterly line of Sterling Drive; thence Northwesterly along the Easterly line of Sterling Drive 9 feet, more or less, to a point that is 26.10 feet Southeasterly of the Northwest corner of said lot, as measured along the Easterly line of Sterling Drive; thence North 34°19'13" East to a point that bears North 42°55'26" West from the true point of beginning; thence South 42°55'26" East 9 feet, more or less, to the true point of beginning.

Parcel "C":

An easement for ingress and egress over and across that portion of Lots 15 and 16 of "MEDCALF'S ADDITION", according to the plat recorded in Volume 7 of Plats, page 41, records of Skagit County, Washington, described as follows:

Continues next page



Beginning at the Northwest corner of said Lot 15, where the Northwesterly line thereof intersects Sterling Drive; thence in a Southeasterly direction along the West boundary of said lot, a distance of 10 feet to the true point of beginning of the easement herein described; thence North $34^{\circ}19'13''$ East, a distance of 168.73 feet to a point on the Northwesterly line of said Lot 15, which is 170.0 feet Northeasterly of the most Westerly corner of said Lot 15; thence North $37^{\circ}40'25''$ East along the Northwesterly line of said Lot 15, a distance of 47.70 feet; thence North $53^{\circ}46'00''$ East 241.48 feet to a point on the Northeasterly line of said Lot 16, that is North $45^{\circ}56'23''$ West a distance of 15.0 feet from the Southeast corner of said Lot 16; thence South $45^{\circ}56'23''$ East a distance of 16.23 feet; thence South $53^{\circ}46'00''$ West, 241.96 feet; thence South $37^{\circ}40'25''$ West, 44.97 feet; thence South $34^{\circ}19'13''$ West 169.67 feet to the Westerly boundary line of said Lot 15; thence Northwesterly along the Westerly boundary of said Lot 15, a distance of 16.10 feet to the true point of beginning.



Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: April 26, 1965
Recorded: February 14, 1966
Auditor's No.: 673622
Purpose: Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress to and from the same
Area Affected: Portion of subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Dated: December 16, 1964
Recorded: January 11, 1965
Auditor's No.: 660700
Purpose: Electric line including all necessary poles, anchors, wires and fixtures over and across a portion of said premises, as said line is now staked and constructed
Area Affected: Portion of subject property

C. Easement for ingress and egress over Parcel B and other property, as granted by instrument recorded July 7, 1964, under Auditor's File No. 652861.

D. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsay and Ema S. Lindsay, his wife
Recorded: October 27, 1902
Vol./pg.: Volume 49 of Deeds page 232
As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same.

Said mineral rights reserved now vest in Skagit County, under Tax Deed issued December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146709.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: March 28, 1956
Recorded: April 3, 1956
Auditor's No.: 533888
Purpose: Electric transmission line, together with right of ingress and egress over grantors adjoining property and including covenants against blasting without notice
Area Affected: Portion of subject property



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F. Rights of other parties in and to the use of the easement described herein, as disclosed by Statutory
Warranty Deed recorded January 5, 1972 under Auditor's File No. 762642.



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