

AFTER RECORDING MAIL TO:
~~Mary Lou Anderson~~ Mary Louise Anderson
25209-25213 Star View Rd
Mount Vernon, WA 98273



200510280098

Skagit County Auditor

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Filed for Record at Request of
First Independent Bank
Escrow Number: 05-0521-KR

FIRST AMERICAN TITLE CO

86346-1

Statutory Warranty Deed

Grantors: Douglas H. Quinlan and Carol A. Quinlan
Grantee: ~~Mary Lou Anderson~~ Mary Louise Anderson

Abbreviated Legal:

Section 20, Township 34, Range 5, Ptn. SW (aka Lots A and Ptn Lot B, Short Plat No. 53-78)

Assessor's Tax Parcel Number(s): 340520-3-004-0019, 340520-3-003-0100

THE GRANTORS Douglas H. Quinlan and Carol A. Quinlan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Mary Lou Anderson~~, an unmarried individual single woman the following described real estate, situated in the County of ~~King~~ State of Washington.

*Louise

SKAGIT

See attached exhibit "A" for legal description which by this reference is made a part thereof.

Dated _____

See attached for signatures

Douglas H. Quinlan

6036
SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

OCT 28 2005

STATE OF Washington)
COUNTY OF _____) SS:

Amount Paid \$ 7222.01
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Douglas H. Quinlan and Carol A. Quinlan

is/are the person(s) 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.

Dated: _____

Notary Public in and for the State of Washington

Residing at _____

My appointment expires: _____

AFTER RECORDING MAIL TO:

~~Mary Louise Anderson~~ Mary Louise Anderson
25209-25213 Star View Rd
Mount Vernon, WA 98273

Filed for Record at Request of
First Independent Bank
Escrow Number: 05-0521-KR

Statutory Warranty Deed

Grantors: Douglas H. Quinlan and Carol A. Quinlan

Grantee: ~~Mary Louise Anderson~~ Mary Louise Anderson

Abbreviated Legal:

Section 20, Township 34, Range 5, Ptn. SW (aka Lots A and Ptn Lot B, Short Plat No. 53-78)

Assessor's Tax Parcel Number(s): 3405203 003 0100, 3405203 003 0100

THE GRANTORS Douglas H. Quinlan and Carol A. Quinlan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Mary Louise Anderson~~, an unmarried individual single woman the following described real estate, situated in the County of ~~King~~ Skagit State of Washington.

*Mary Louise Anderson
See attached exhibit "A" for legal description which is this reference is made a part thereof.

Dated October 24, 2005

Douglas H. Quinlan
Douglas H. Quinlan

Carol A. Quinlan
Carol A. Quinlan

STATE OF Washington
COUNTY OF Whatcom SS:

I certify that I know or have satisfactory evidence that Douglas H. Quinlan and Carol A. Quinlan

is/are the person(s) 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.

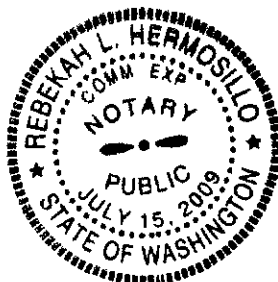
Dated: 24th October, 2005

Rebekah L. Hermosillo

Notary Public in and for the State of Washington

Residing at 4251 Guich MERIDIAN, BELLEVUE, WA

My appointment expires: July 15, 2009 9F226



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EXHIBIT "A"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract A of SKAGIT COUNTY SHORT PLAT NO. 53-78, approved August 24, 1978, and recorded August 29, 1978, in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 20, Township 34 North, Range 5 East, W.M.;

TOGETHER WITH that portion of Tract B of said Skagit County Short Plat No. 53-78, described as follows:

Beginning at the Northwest corner of Tract A of said Skagit County Short Plat No. 53-78; thence North $89^{\circ}14'06''$ West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet; thence South $02^{\circ}03'28''$ West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B; thence South $89^{\circ}09'55''$ East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A; thence North $02^{\circ}03'28''$ East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.



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Schedule "B-1"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 350120, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owners
Recorded: December 5, 1977
Auditor's No.: 869831
For: Ingress, egress and utilities
Affects: As constructed

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: February 23, 1978
Recorded: March 2, 1978
Auditor's No.: 874594
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: Portion of the subject property

D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Jack Perelli and Fern Perelli, husband and wife,
dba Taylor Bay Logging Co.
Recorded: April 19, 1978
Auditor's No.: 877758
As Follows:

Said easement to be appurtenant to the land of Grantees with the exception that said easement shall not run to the benefit of one A.C. Thiele, his heirs, successors, assigns or grantees, or to real property owned by A.C. Thiele, now or at any time in the future; in such event, said easement shall be forever extinguished and revert to Grantors herein, their heirs, successors, assigns or grantees.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 869841.



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 53-78
Recorded: August 29, 1978
Auditor's No.: 886473

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic system
4. Water – Private Well
5. This property has been divided for mortgage purposes only and will remain under same ownership at this time. Tract B therefore shall not be used as building site until approved by the appropriate governmental agencies.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sheila Fox
Dated: October 6, 1981
Recorded: October 7, 1981
Auditor's No.: 8110070040
Purpose: Access
Area Affected: As constructed

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sheila L. Fox
Dated: June 8, 1990
Recorded: June 11, 1990
Auditor's No.: 9006110103
Purpose: Ingress, egress and utilities
Area Affected: As constructed

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

From: George S. Adams, III, as his separate property
Recorded: December 10, 1996
Auditor's No.: 9612100064
As follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.



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I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

From: George S. Adams, III, as his separate property
Recorded: December 10, 1996
Auditor's No.: 9612100065
As follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

From: George S. Adams, III, as his separate property
Recorded: December 10, 1996
Auditor's No.: 9612100066
As follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: George S. Adams, as his separate estate
Recorded: December 11, 1996
Auditor's No.: 9612110044
For: Ingress, egress and utilities
Affects: As constructed

L. TERMS AND CONDITIONS OF WATER SERVICE AGREEMENT:

Between: Public Utility District No. 1 of Skagit County
And: Bradly P. Storsteen and Karen S. Storsteen
Dated: August 28, 2000
Recorded: September 7, 2000
Auditor's No.: 200009070014



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Order No: 86346

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9601300049
Document Title: Findings of Fact Entry of Order No. SHL 95 038

Auditor's File No.: 9806120006
Document Title: Special Use Permit Modification SPU 94 037

Auditor's File No.: 9806120007
Document Title: Shoreline Substantial Development Conditional Use
Permit Modification SHL 95 038



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