



200603210160

Skagit County Auditor

3/21/2006 Page

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5 3:28PM

WHEN RECORDED RETURN TO  
LAWRENCE H. NALBACH  
12816 LAKE DRIVE EAST  
SEDRO WOOLLEY, WASHINGTON 98284



CHICAGO TITLE INSURANCE COMPANY

IC37475

STATUTORY WARRANTY DEED

5101556

Dated: MARCH 15, 2006

THE GRANTOR

GARY HANSON AND LINDA HANSON, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

LAWRENCE H. NALBACH AND BARBARA F. ERICKSON NALBACH, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SNOHOMISH~~<sup>Skagit</sup> State of Washington:

Tax Account Number(s): 340506

~~340506-3-049-0002, 34506-3-028-0007, 340506-3-048-0003~~

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

PTN SW, Sec 6, T34N, R5E W.M.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

# 1281  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 21 2006

Amount Paid \$ 21810.00  
By Skagit Co. Treasurer Deputy

GARY HANSON 3-17-06

LINDA HANSON

STATE OF WASHINGTON  
COUNTY OF Skagit

SS

ON THIS 17th DAY OF March, 2006 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED GARY HANSON AND LINDA  
HANSON KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO  
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT they SIGNED AND  
SEALED THE SAME AS their FREE AND VOLUNTARY ACT AND DEED FOR THE  
USES AND PURPOSES HEREIN MENTIONED.

Cheryl L. Wolsiegel  
NOTARY SIGNATURE

PRINTED NAME: Cheryl L. Wolsiegel  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT W. Veron  
MY COMMISSION EXPIRES ON 5/14/07.



NOTARY/RDA/092100



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EXHIBIT "A"

PARCEL A:

The North 162.2 feet of Government Lot 8 in Section 6, Township 34 North, Range 5 East of the Willamette Meridian;

EXCEPT the East 660 feet;

AND EXCEPT county road;

TOGETHER WITH that portion if any of county right-of-way known as East Lake Drive number 06750 as vacated in Skagit County Ordinance No. 5534 and would attach to said premises by operation of law.

Situated in Skagit County, Washington

PARCEL B:

That portion of Government Lot 8, Section 6, Township 34 North, Range 5 East of the Willamette Meridian, lying North of the following described line:

Beginning at a point which is 454 feet North of the midpoint of the East line of said Government Lot 8 as measured at right angles to a line originating at said midpoint and drawn West midway between the North and South lines of said Government Lot 8, (this midway line will hereinafter be referred to as "Line A");

Thence West parallel with said Line A to the West line of the East 635 feet of said Government Lot 8;

Thence Southwesterly, a distance of 144 feet, more or less, to the intersection of the West line of the East 715 feet of said Government Lot 8 with a line that is parallel with said Line A and 332.7 feet North of said Line A, when measured at right angles thereto;

Thence West parallel with Line A, a distance of 395 feet, more or less, to the West line of said Government Lot 8 and the terminal point of this line description;

EXCEPT the East 15 feet thereof;

AND EXCEPT that portion of the North 162.2 feet lying West of the West line of the East 660 feet of said Government Lot 8;

AND ALSO EXCEPT the West 30 feet of the East 690 feet for County road as reserved in deeds recorded under Auditor's File Nos. 319097 and 668138, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

That portion of Government Lot 8 in Section 6, Township 34 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point which is 230 feet North of the midpoint of the East line of said Government Lot 8 as measured at right angles to a line originating at said midpoint and drawn West midway between the North and South lines of said Government Lot 8, (this midway line will hereinafter be referred to as "Line A");

Thence West parallel with said Line A to the West line of the East 635 feet of said Government Lot 8;

Thence Southwesterly, a distance of 96 feet, more or less, to the intersection of the West line of the East 715 feet of said Government Lot 8 with a line that is parallel with said Line A and 175 feet North of said Line A, when measured at right angles thereto;

Thence West parallel with Line A, a distance of 445 feet, more or less, to the West line of said Government Lot 8;

Thence Northerly along the West line of said Government Lot 8 to a point that is on a line drawn parallel with said Line A, and 332.7 feet North of said Line A, when measured at right angles thereto;

Thence East parallel with said Line A, a distance of 395 feet, more or less, to the West line of the East 715 feet of said Government Lot 8;

Thence Northeasterly, a distance of 144 feet, more or less, to the intersection of the West line of the East 635 feet of said Government Lot 8 with a line that is parallel with said Line A, and 454 feet North of said Line A when measured at right angles thereto;

Thence East, parallel with said Line A, a distance of 635 feet, more or less, to the East line of said Government Lot 8;

Thence South 224 feet to the point of beginning;

EXCEPT the East 15 feet thereof;

AND EXCEPT the West 30 feet of the East 690 feet for County road as reserved in deeds recorded under Auditor's File Nos. 319097 and 668138, records of Skagit County, Washington;

TOGETHER WITH shorelands of the second class, as conveyed by the State of Washington, situated in front of, adjacent to and abutting upon that portion of the South 325.2 feet of the North 650.4 feet of said Government Lot 8 that is in front of, adjacent to and abutting upon Parcel C above described;

EXCEPT any portion of said shorelands situated in front of, adjacent to, or abutting upon the South Half of said Government Lot 8.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5101556

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 8, 1959  
Auditor's No(s): 581440, 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: As surveyed, staked and agreed upon by both parties

Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: December 11, 2001  
Auditor's No(s): 200112110064, records of Skagit County, Washington  
In favor of: Skagit County  
For: An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records

Said instrument is a re-recording of instrument (s);  
Recorded: November 20, 2001  
Auditor's File No(s): 200112070026, records of Skagit County, Washington

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 commerce and navigation.

Any question of location, boundary or area related to Clear Lake, including, but not limited to, any past or future changes in it.

Any question that may arise as to location of lateral boundaries of shorelands described herein.

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 1, 1959  
Auditor's No(s): 586119, 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, disclosed by instrument(s);  
Recorded: August 1, 1946  
Auditor's No(s): 394566, et al, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline(s) and appurtenances and rights-of-way therefor  
Affects: Locations are undisclosed

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5101556

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: April 29, 1993

Auditor's No(s): 9304290030, records of Skagit County, Washington

Executed By: Michael Gerrit Weynands et al

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

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 8, 1999

Auditor's No(s): 9902080223, records of Skagit County, Washington

In favor of: Michael Weynands et al

For: Construction, operation and maintenance of a sewage disposal system drain field.

Affects: The South 20 feet of the North 70 feet of the West 80 feet of the East 660 feet and the South 90 feet of the North 120 feet of the West 150 feet of the East 660 feet of said premises

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 691928, records of Skagit County, Washington

Affects: Shorelands

Affect, if any, Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 14, 2004

Auditor's No(s): 200409140195, records of Skagit County, Washington

In favor of: Hendrik C. Weynands and Kimberly K. Weynands, husband and wife

For: Ingress, egress and utilities

Affects: Portions of Parcels B and C

NOTE: This Company notes that this document was missing the signatures of two of the vested parties.

Terms, conditions, and restrictions of that instrument entitled Object to Declaration of Easement recorded under Auditor's File No. 200409140195;

Recorded: February 18, 2005

Auditor's No(s): 200502180094, records of Skagit County, Washington

EXHIBIT/RDA/0999



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