

When recorded return to:

Mr. and Mrs. Mark E. Hargitt
7150 Aqua Lane
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: B88423



200607190061
Skagit County Auditor

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Statutory Warranty Deed

B88423E-1
FIRST AMERICAN TITLE CO.

THE GRANTOR Ray L. Sizemore, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark E. Hargitt and Theresa A. Hargitt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 5, Township 34, Range 2; Ptn. NW

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P19952, 340205-0-018-0011

Dated July 7, 2006

Ray L. Sizemore

3638
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2006

Amount Paid \$ 4188.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Ray L. Sizemore, 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: 7-17-06

Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09

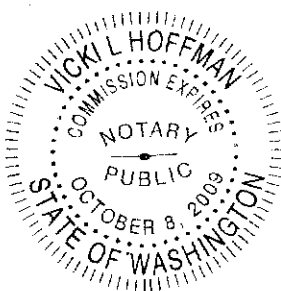


EXHIBIT A

The West 250 feet of the following described property in the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 2 East, W.M.:

Beginning at a point on the Westerly line of State Highway No. 536, as conveyed to the State of Washington by deed dated August 23, 1956 and recorded October 1, 1956, under Auditor's File No. 542252, records of Skagit County, Washington, where it intersects a line drawn parallel with and 864.4 feet South of the North line of said Section 5; thence Southerly along the Westerly line of said State highway to a point on said Westerly line which is 1442.3 feet South of the North line of said Section 5; thence West parallel with said North line 800 feet, more or less, to a point 660 feet East of the West line of said Section 5; thence North parallel to said West Section line 577.8 feet, more or less, to a point which is 864.4 feet South of the North line of said Section 5; thence East to the point of beginning; EXCEPT the South 280 feet thereof; AND EXCEPT the North 127.8 feet thereof.

TOGETHER WITH easement rights over and across those 30 foot strips of land as conveyed by deed recorded January 23, 1976 under Auditor's File No. 829158, and as reserved in deed recorded August 31, 1972, under Auditor's File No. 773361, records of Skagit County, Washington.

EXCEPT that portion of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of that certain parcel described on Statutory Warranty Deed to Ray L. Sizemore, a single man, and recorded under Skagit County Auditor's File No. 9003150086; thence North $88^{\circ}03'11''$ West along the South line of said Sizemore parcel, 61.20 feet to the true point of beginning; thence North $66^{\circ}44'07''$ West, 0.90 feet; thence North $79^{\circ}41'40''$ West, 121.21 feet; thence South $77^{\circ}10'32''$ West, 70.39 feet, more or less, to the Southwest corner of said Sizemore parcel at a point bearing North $88^{\circ}03'11''$ West from the true point of beginning; thence South $88^{\circ}03'11''$ East along the South line of said Sizemore parcel, 188.82 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast corner of that certain parcel described on Statutory Warranty Deed to Wayne L. Abbott and Hope E. Abbott, husband and wife, recorded under Skagit County Auditor's File No. 9108150114; thence North $88^{\circ}03'11''$ West along the North line of said Abbott parcel, 61.20 feet; thence South $66^{\circ}44'07''$ East, 66.01 feet, more or less, to the East line of said Abbott parcel at a point bearing South $1^{\circ}14'47''$ West from the point of beginning; thence North $1^{\circ}14'47''$ East, 24.00 feet along said East line to the point of beginning.



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Schedule "B-1"

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: October 1, 1956
Auditor's No.: 542252

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: June 6, 1957
Recorded: June 14, 1957
Auditor's No.: 552557
Purpose: Construct, erect and maintain, etc., an anchor guy
Area Affected: The exact location of said anchor guy is not disclosed on the record

C. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Virless E. Gibbons
Recorded: August 4, 1970
Auditor's No.: 741971
As Follows:

The parties agree that no building may be constructed or permitted on the property over 2 stories in height.

D. Any question which may arise regarding the 10 feet access easement set forth in the legal description herein by reason of the following provision set forth in document recorded under Auditor's File No. 741971 by which said easement is established as follows:

"This right-of-way is conditioned on the purchaser sharing equally the cost of maintaining the right-of-way."

E. Provisions set forth in documents recorded under Auditor's File No. 710262 and other documents conveying adjoining properties which are in the general area may be a notice of a general plan of development as follows:

"Vendees agree that neither they nor an successor in interest to the property described herein shall keep any farm animals on said property."

F. Possible rights of property owner adjacent to the North, to use a portion of the subject property as access to said property adjacent to the North.



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G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: George A. Bradshaw and Valerie K. Bradshaw, husband and wife
Dated: March 12, 1990
Recorded: March 15, 1990
Auditor's No.: 9003150085
Purpose: Ingress, egress and utilities
Area Affected: East ½ of the subject property

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 30, 1992
Auditor's No.: 9206300077
Affects: Subject property and property to the East and includes other property

Said matters include but are not limited to the following:

1. Possible rights of third parties to use two existing gravel driveways.
2. Any questions that may arise due to the fact that the existing driveway serving the subject property herein appears to encroach on property to the South of the actual granted easement for said roadway and any question arising regarding the fact that said existing driveway does not appear to remain within the deeded 12 foot easement area as said driveway passes along the East line herein.

I. RESERVATION CONTAINED IN DEED

Executed by: Wayne L. Abbott and Hope E. Abbott, husband and wife
Recorded: May 3, 2002
Auditor's No.: 200205030154
As Follows: "This Boundary Line Adjustment is not for the purpose of creating an additional building lot."



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Order No: B88423

**J. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
RECORDED SURVEY:**

Recorded: May 9, 2002
Auditor's No.: 200205090241
Affects: Subject property and property to the South

Said matters include but are not limited to the following:

1. Location of existing shed and Aqua Lane.

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.: 200205060167
Document Title: Lot of Record Certification



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