



200607240147
Skagit County Auditor

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RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: STATUTORY WARRANTY DEED

GRANTOR: ALLEN, ELAINE B., as her separate estate

GRANTEE: R. JETER FAMILY TRUST

FIRST AMERICAN TITLE CO.

87610E

ABBREVIATED LEGAL DESCRIPTION:

Lot 4, Short Plat No. PL-02-0519, together with shorelands of the Second Class

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 340207-0-003-0200 (P120403)
340207-0-023-0004 (P20070)

STATUTORY WARRANTY DEED

The Grantor, ELAINE B. ALLEN, as her separate estate, for and in consideration of the sum of One Dollar (\$1.00), in hand paid, conveys and warrants to *R. JETER FAMILY TRUST,** the following described real estate situate in the county of Skagit, state of Washington, to wit: *RUSSELL D. JETER, TRUSTEE OF THE ** dated 1/29/99

That parcel described on EXHIBIT A attached hereto and by reference made a part hereof.

UNOFFICIAL INSTRUMENT

DATED: July 19, 2006.

Elaine B. Allen
ELAINE B. ALLEN

3730
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
paid

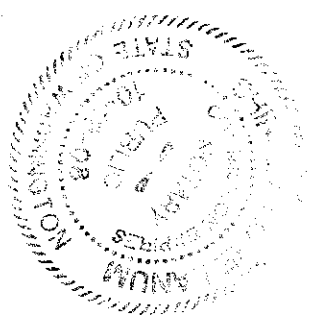
JUL 24 2006

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

Amount Paid \$11,931.00
Skagit County Treasurer
By: Merr Deputy

I certify that I know or have satisfactory evidence that ELAINE B. ALLEN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 19th, 2006.



Shirley Rose Lanum
Printed name: SHIRLEY ROSE LANUM
Notary Public in and for the state of Washington, residing at Burlington
My commission expires: 10-19-2008



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Lot 4, Skagit County Short Plat No. PL-02-0519, approved May 2, 2003, and recorded May 5, 2003, under Skagit County Auditor's File No. 200305050221, being a portion of Government Lot 3, Section 7, Township 34 North, Range 2 East, W.M.

TOGETHER WITH shorelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon said tract. EXCEPT mineral rights reserved by the State of Washington in Deed dated October 13, 1909, and recorded November 1, 1909, under Auditor's File No. 76141.

RESERVING for the benefit of Lot 3, Skagit County Short Plat No. PL-02-0519 a 175.00 foot wide view easement restriction above said Lot 4 for the benefit of Lot 3, said Skagit county Short Plat No. PL-02-0519 being a plane above which no encroachment of any kind (buildings, landscaping, pole, antennae, etc) shall be allowed, said 175.00 foot wide easement being 87.50 feet left (East) and 87.50 feet right (West) of the following described centerline and being on a plane with a slope of -0.0740, said centerline being more particularly described as follows:

Commencing at the Northwest corner of said Lot 4, Skagit County Short Plat No. PL-02-0519;
thence North 0°17'19" East along the Northerly projection of the West line of said Lot 4 (also being on the Westerly line of Lot 3) said Short Plat PL-02-0519 for a distance of 111.00 feet;
thence South 89°42'41" East for a distance of 87.50 feet to the true point of beginning of said centerline, said point of beginning is at an elevation of 136.6 feet NGVD'29 (representing a point that is 1.0 feet above the bottom of the living room window sill of the existing house as shown on Lot 3 of said Short Plat PL-02-0519);
thence South 0°17'19" West parallel with the Westerly line of said Lots 3 and 4 for a distance of 841.00 feet on a slope of -0.0740 to a point having an elevation of



UNOFFICIAL DOCUMENT

74.4 feet NGVD'29 (representing a point that is East of and 4.0 feet above the peak of a shop building located on Lot 1 Skagit County Short Plat No. 91-036); thence continue South 0°17'19" West for a distance of 173.0 feet, more or less, on said slope of -0.0740 to a point above the Southerly line of said Lot 4 having an elevation of 61.6 feet NGVD'29 (being the shoreline of Lake Campbell) and being the terminus of said centerline.

AND ALSO SUBJECT TO AND TOGETHER with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

The vertical datum is based upon that certain USGS benchmark stamped E-343 having a published elevation of 55.03 feet NGVD'29.

The above easement shall be appurtenant to Lot 3 and shall perpetually benefit Lot 3 and the heirs, successors and assigns of Lot 3.

The above easement shall perpetually burden the above described Lot 4 and its heirs, successors and assigns.

The above described easement is visually depicted upon Exhibit B, which Exhibit B is made a part hereof by reference.

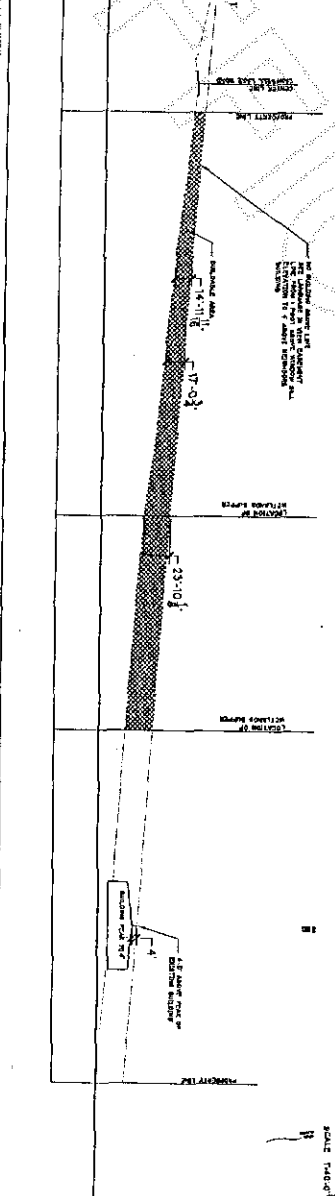
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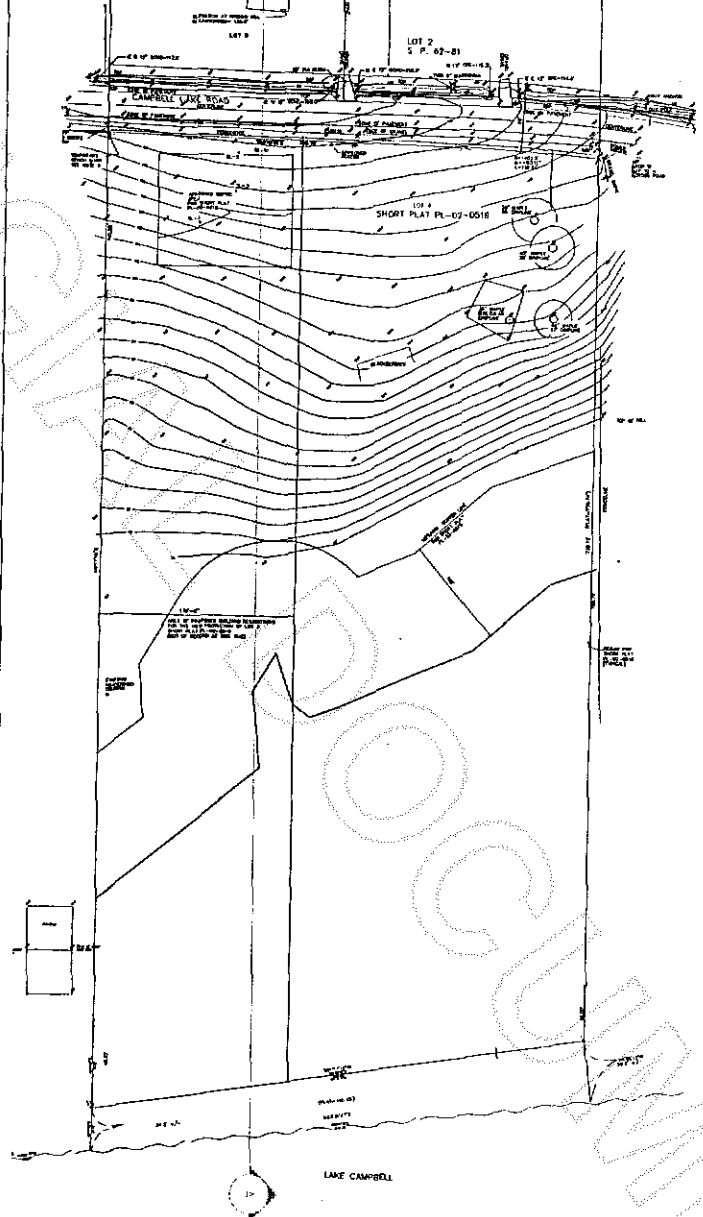
Skagit County Auditor

SITE SECTION



SCALE 1/4\"/>
A-10

SITE PLAN



LAKE CAMPBELL
SCALE 1/4\"/>
PROJECT: ...
DRAWN BY: ...
CHECKED BY: ...
DATE: ...

EXHIBIT "B"



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