


When recorded return to:

Gary W. Hendrickson and Cheryl Hendrickson  
P. O. Box 1743  
Milton, WA 98534-9400

Recorded at the request of:  
First American Title  
File Number: A89064

  
200609060100  
Skagit County Auditor  
9/6/2006 Page 1 of 3 11:32AM

## Statutory Warranty Deed

THE GRANTORS Donald E. Hundahl and Carol R. Hundahl, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Gary W. Hendrickson and Cheryl Hendrickson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 16, Township 34, Range 4; Ptn. NW SE

FIRST AMERICAN TITLE CO.  
A89064E

Tax Parcel Number(s): P24902, 340416-0-003-0005

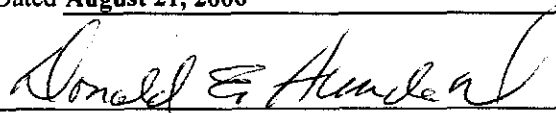
The North 100 feet of the East 80 feet of the following described property:

The East ½ of the North 264 feet of the East 165 feet of the Northwest ¼ of the Southeast ¼ of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT the North 40 feet thereof, as conveyed to the City of Mount Vernon for road known as College Way.

TOGETHER WITH a non-exclusive easement for ingress, egress, parking and utilities, as described in easement recorded April 22, 1991, under Auditor's File No. 9104220062.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated August 21, 2006

  
Donald E. Hundahl

  
Carol R. Hundahl

# 4600  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

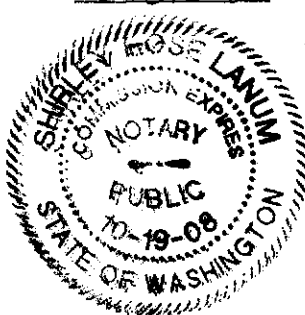
SEP 6 2006

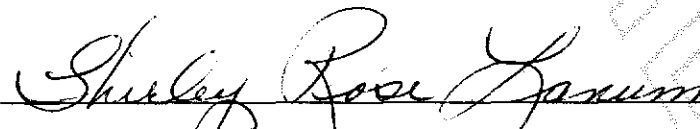
STATE OF Washington }  
COUNTY OF SKAGIT } SS:

Amount Paid \$ 8175.30  
By CR Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Donald E. Hundahl and Carol R. Hundahl, 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: 8-25-06



  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-2008

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:**

Grantee: City of Mount Vernon  
Dated: April 26, 1976  
Recorded: June 27, 1976  
Auditor's No.: 837048  
Purpose: Drainage facilities  
Area Affected: The North 15 feet of subject property

**B. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:**

Grantee: Richard R. Jiles  
Dated: January 26, 1985  
Recorded: May 17, 1985  
Auditor's No.: 8505170047  
Purpose: Sanitary sewer  
Area Affected: The East 10 feet of subject property

**C. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:**

Grantee: Richard R. Jiles  
Dated: March 5, 1990  
Recorded: March 8, 1990  
Auditor's No.: 9003080094  
Purpose: Water line  
Area Affected: The East 10 feet of subject property

Said easement was modified to include a hook-up by Pasquale J. Senatore, Jr., by document recorded under Auditor's File No. 9003140103.

**D. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:**

Grantee: City of Mount Vernon  
Recorded: June 24, 1976  
Auditor's No.: 837904  
Purpose: Drainage facilities  
Area Affected: North 15 feet of the subject property

**E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon, a municipal corporation of the State of Washington  
And: Elinor Ohlson  
Dated: June 28, 1989  
Recorded: August 3, 1989  
Auditor's No.: 8908030006  
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District



200609060100  
Skagit County Auditor

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Hardin's Inc.  
And: Pasquale J. Senatore, Jr.  
Dated: March 5, 1990 and March 9, 1990  
Recorded: March 14, 1990  
Auditor's No.: 9003140102 and 9003140103  
Regarding: Utility easement rights and drainage easement

G. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: February 12, 1990  
Recorded: March 16, 1990  
Auditor's No.: 9003160075  
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: The West 10 feet of the North 90 feet of subject property

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: March 18, 1991  
Auditor's No.: 9103280028  
Purpose: Ingress, egress and utilities  
Area Affected: The West 10 feet of the East 12 feet, the South 10 feet and the West 8 feet of the subject property

I. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: Pasquale J. Senatore, Jr.  
Recorded: April 15, 1991  
Auditor's No.: April 26, 1991  
Affects: 9104260084

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

Short Plat No.: MV-2-92  
Recorded: February 13, 1992  
Auditor's No.: 9202130036

Said matters include but are not limited to the following:

1. Storm sewer easement along Southerly line.
2. Locations of existing power vaults, water meters and phone pedestal.

