



200611030137  
Skagit County Auditor

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

CHICAGO TITLE CO. 1C39235 ✓



CHICAGO TITLE INSURANCE COMPANY

5101629

STATUTORY WARRANTY DEED

THE GRANTOR(S)  
HENDRIK C. WEYNANDS, AS HIS SEPARATE ESTATE

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 SKAGIT State of Washington:  
LEGAL DESCRIPTION SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS  
IF FULLY INCORPORATED HEREIN.

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

# 5719  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 03 2006

Amount Paid \$ 5790.00  
By Skagit Co. Treasurer  
Deputy

Abbreviated Legal: PTN. GOV LOT 8, SEC. 6, T34N, R5EWM

Tax Account Number(s): 34050600300003 PRPNO: P30121

Dated: NOVEMBER 2, 2006

HENDRIK C. WEYNANDS

STATE OF WASHINGTON

SS

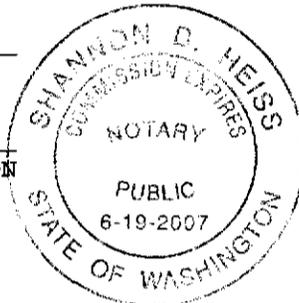
COUNTY OF Snohomish

ON THIS 2<sup>nd</sup> DAY OF November, 2006 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED

Hendrick C. Weynands KNOWN TO ME TO BE THE INDIVIDUAL(S)  
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED  
THAT he SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY  
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Shannon D. Heiss  
NOTARY SIGNATURE

PRINTED NAME: SHANNON D. HEISS  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Arlington  
MY COMMISSION EXPIRES ON 6/19/07.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005101629

PARCEL A:

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

Beginning at the midpoint of the East line of said Government Lot 8;  
Thence Westerly along a line midway between the North and South lines of said Government Lot 8, a distance of 1,218 feet, more or less, to the West line of said Government Lot 8 (this midway line will hereinafter be referred to as "Line A");  
Thence Northerly along the West line of said Government Lot 8, to a point on a line that is parallel with said Line A and 175 feet North of said Line A, when measured at right angles thereto;  
Thence East, parallel with said Line A, a distance of 445 feet, more or less, to a point on the West line of the East 715 feet of said Government Lot 8;  
Thence Northeasterly, a distance of 96 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 230 feet North of said Line A, when measured at right angles thereto;  
Thence Easterly parallel with said Line A, a distance of 635 feet to the East line of said Government Lot 8;  
Thence South along the East line of said Government Lot 8, a distance of 230 feet to the point of beginning of this description;

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 No. 319097 and 668138, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Shorelands of the second class, as conveyed by the State of Washington, situate 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 A above described;

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

Situated in Skagit County, Washington

EXHIBIT3/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT "B"

Escrow No.: 005101629

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 1, 1959  
Auditor's No.: 586119, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

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

Recorded: October 15, 1992  
Auditor's No(s): 9210150075, records of Skagit County, Washington  
From: Thomas P. von Bahr, a single man  
To: Skagitonians to Preserve Farmlands, a Washington non-profit corporation  
For: Protection of property

Easement is favor of Skagit Valley Lumber Company for water mains and power lines as disclosed by instrument recorded October 13, 1955, under Auditor's File No. 526274, records of Skagit County, Washington.

Exceptions and reservations as contained in instrument;

Auditor's No.: 691928, records of Skagit County, Washington  
Executed By: Department of Natural Resources

Road and water main system rights as reserved in Deed recorded October 8, 1929, in Volume 152 of Deeds, page 125.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

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.

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

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Clear Lake, if navigable.

Road Maintenance Agreement and Declaration of Easement set forth in instrument;

Recorded: September 14, 2004  
Auditor's File No.: 200409140195, records of Skagit County, Washington  
A copy of which is hereto attached

Recorded objection to Declaration of Easement under Auditor's File No. 200502180094, records of Skagit County, Washington executed by Gary and Linda Hanson.

This document contains a recital as follows:

We did not sign the easement and object to it for various reasons.

The document references the Declaration of Easement recorded February 18, 2005, under Auditor's File No. 200409140195, records of Skagit County, Washington. Copies of both instruments are hereto attached.

We note an Order vacating a portion of county right-of-way known as East Lake Drive No. 06750. This vacation affects that portion lying South of Parcel No. P30117 and P30127. We should be advised if the forthcoming conveyance will provide access out to a public roadway.

EXHIBIT3/RDA/0999



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