

UNOFFICIAL DOCUMENT



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Skagit County Auditor

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200903200075  
Skagit County Auditor

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RETURN TO:

Re-Recorded to Revise Legal

GUARDIAN NORTHWEST TITLE CO.

96019

DOCUMENT TITLE(S) (or transactions contained herein):

**STATUTORY WARRANTY DEED**

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

- 1. YARCHO, WILLIAM A. & VICKY ANN, HUSBAND AND WIFE
- 2.

GRANTEE(S) (Last name, first name and initials):

- 1. CAMPBELL, LANCE J. & JAMIE, HUSBAND AND WIFE
- 2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Ptn Lots 1 & 3, Short Plat No. No. PL03-0808; Ptn of NW ¼ NE ¼ of Sec. 26, Twp 34 N, R 4 East, W.M.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

340426-1-003-0900  
340426-1-003-0600

P128193  
P124168

## STATUTORY WARRANTY DEED

The Grantor, **William A. Yarcho and Vicky Ann Yarcho, husband and wife**, for and in consideration of Ten Dollars and other valuable consideration, in hand and paid, conveys and warrants to Grantee, **Lance J. Campbell and Jamie Campbell, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

That property legally described on the attached EXHIBIT A.

TOGETHER WITH those non-exclusive easements for ingress, egress and utilities as delineated on and/or described within said Skagit County Short Plat No. PL03-0808.

Situated in the County of Skagit, State of Washington.

Subject to:

1. Easements, restrictions and encumbrances as set forth in Schedule "B-1" of Guardian NW Title Company Commitment No. 96019, including supplements, a copy of which is attached hereto and incorporated herein by reference; and to the view easement recorded herewith and executed by the parties hereto.
2. RESTRICTION: Neither Grantee nor Grantee's successors shall have any easement, interest in, nor right to use Mountain Springs Lane for any purpose, nor any easement over Lot 2, Skagit County Short Plat No. PL03-0808. Said interests and easements are expressly excluded from this conveyance. Buyer's access and utilities shall be from Andal Lane only, as shown on the face of Skagit County Short Plat No. PL03-0808.
3. Seller reserves a perpetual easement as described in AF# 200901220093 for ingress, egress and utilities over, across and under that property described on Exhibit A, for benefit of and appurtenant to Lot 1, Skagit County Short Plat No. PL03-0808. Said easement area is more particularly described as follows:

A perpetual, non-exclusive easement for ingress, egress and utilities over, across and under that portion of Lot 3, Skagit County Short Plat No. PL03-0808 described as follows:

Beginning at a point on the South line of said Lot 3 that is 60.00 feet West of the Southeast corner thereof; thence North along a line parallel with and 60.00 feet West of the East line of said Lot 3, a distance of 30.00 feet; thence West along a line parallel with and 30.00 feet North of the South line of said Lot 3, a distance of 100.00 feet; thence South along a line parallel with and 160.00 feet West of the East line of said Lot 3, a distance of 30.00 feet to the South line of said Lot 3; thence along said South line 100.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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Exhibit A

Lot 3 of Skagit County Short Plat No. PL-03-0808, approved February 28, 2006 and recorded February 28, 2006 as Skagit County Auditor's File No. 200602280136;

EXCEPT that portion of Lot 3 of Skagit County Short Plat No. PL-03-0808, described as follows:

Beginning at the Southeast corner of said Lot 3; thence West along the South line thereof, a distance of 60.00 feet; thence North along a line parallel with and 60.00 feet West of the East line of said Lot 3, a distance of 90.00 feet; thence East along a line parallel with and 90.00 feet North of the South line of said Lot 3, a distance of 60.00 feet to the East line of said Lot 3; thence South along said East line, a distance of 90.00 feet to the point of beginning;

AND TOGETHER WITH the following described portion of Lot 1 of Skagit County Short Plat No. PL-03-0808, described as follows: \*

Beginning Northwest corner of said Lot 1; thence East along the North line of said Lot 1, a distance of 36.00 feet; thence South along a line parallel with and 36.00 feet East of the West line of said Lot 1, a distance of 150.00 feet; thence West along a line parallel with and 150.00 feet South of the North line of said Lot 1, a distance of 36.00 feet to the West line of said Lot 1; thence North along the West line, a distance of 150.00 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities as delineated on Skagit County Short Plat No. PL 03-0808.

Situated in Skagit County, Washington.

\*

Begin at the Northeast corner of Lot 3 of said short plat; thence East along the Easterly extension of the North line of said Lot 3, a distance of 36.00 feet; thence South along a line parallel with and 36.00 feet East of the West line of said Lot 1, a distance of 150.00 feet; thence West along a line parallel with and 150.00 feet South of the Easterly extension of the North line of said Lot 3, a distance of 36.00 feet to the West line of said Lot 1; thence North along said West line, a distance of 150.00 feet to the Point of Beginning.



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**Schedule "B-1"**

**EXCEPTIONS:**

A. Reservation of a right of way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in Deed from the Atlas Lumber Company, H. C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927, in Volume 144 of Deeds, page 195. (Affects the Northwest 1/4 of the Northeast 1/4 and other property).

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee:	Puget Sound Power & Light Company
Dated:	April 7, 1992
Recorded:	April 15, 1992
Auditor's No:	9204150128
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:	As described in said easement, reference to the record is hereby made for full particulars

C. Any question regarding mislocated fence lines as delineated on the face of that Survey recorded December 2, 1994, under Auditor's File No. 9412020113, and filed in Volume 16 of Surveys, page 112, all records of Skagit County, Washington.

**D. EASEMENT, INCLUDING THE TERMS COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Grantee:	Richard X. Maguire and Barbara Maguire, husband and wife
Recorded:	May 28, 1982
Auditor's No:	8205280025
Purpose:	Ingress, egress and utilities
Area Affected:	A 30 foot wide strip of land affecting subject property

**E. EASEMENT, INCLUDING THE TERMS COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded:	November 13, 1987
Auditor's No:	8711130045
Purpose:	Ingress, egress and utilities
Area Affected:	Parcel "C"



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Order No: 96019

F. ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO:

By: Bill and Vicki Yarcho  
And Between: Raudenbaugh, Mott, Bartel and Wheeler  
Recorded: January 22, 1992  
Auditor's No: 9201220064

Due to a lack of adequate legal descriptions on the face of that certain Agreement recorded under Auditor's File No. 9201220064, this Company is unable to determine its affect on the subject property.

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Barbara A. Anderson, et ux  
Recorded: September 29, 1987  
Auditor's No: 8709290033  
For: Ingress, egress and utilities  
Affects: Portion of subject property

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

Short Plat No.: PL 03-0808  
Recorded: February 28, 2006  
Auditor's No.: 200602280136

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 28, 2006  
Auditor's No.: 200602280137

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: William A. and Vicky A. Yarcho  
Recorded: February 28, 2006  
Auditor's No.: 200602280138  
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William A. Yarcho, et ux  
Dated: December 9, 2008  
Recorded: January 22, 2009  
Auditor's No.: 200901220093  
Purpose: Ingress, egress and utilities  
Area Affected: A Southerly 30 foot by 100 foot portion of the subject property



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