

When recorded return to:

Tanner L. McCoy
1010 Fidalgo Street
Sedro Woolley, WA 98284



201006010183

Skagit County Auditor

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5 3:39PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd.
Oak Harbor, WA 92877

Order No.: 620010395 ✓

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Paul H. Vine, Jr. Personal Representative of the Estate of Tomue Y. Vine, Deceased
for and in consideration of Sixty Nine Thousand Five Hundred And No/100 Dollars (\$69,500.00)
in hand paid, conveys, and warrants to Tanner L. McCoy, a single person, as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot(s): 32-34 SU AF#809463

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s):

360519-0-009-3700 P51058

Subject to: Restrictions, reservations and easements of record. See Exhibit "B" attached hereto and
by referenced made a part hereof.

Dated: May 28, 2010

The Heirs and Devisees of Tomue Y. Vine, Deceased

BY: Paul H. Vine, Jr.

Paul H. Vine, Jr.
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1590

JUN 01 2010

Amount Paid \$ 1242.10
Skagit Co. Treasurer
By blum Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

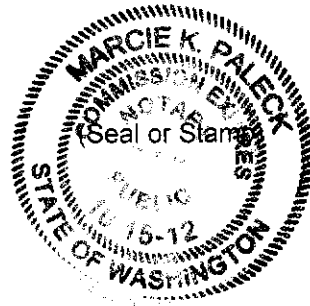
I certify that I know or have satisfactory evidence that
PAUL H. VINE JR (name of person) is the person who appeared
before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that
(he/she) was authorized to execute the instrument and acknowledged it as the
PERSONAL REPRESENTATIVE (type of authority, e.g., officer, trustee, etc.) of
ESTATE OF TOMIE Y VINE (name of party on behalf of whom
instrument was executed) to be the free and voluntary act of such party for the uses and purposes
mentioned in the instrument.

Dated: June 1, 2010

Marcie K. Paleck
Signature

Notary Public
Title

MARCIE K. PALECK
My appointment expires: October 15 2013



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 360519-0-009-3700 P51058

That portion of the Southwest 1/4 of Section 19, Township 36 North, Range 5 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision;
thence South 0 degrees 27'53" East along the East line of said subdivision 899.40 feet to the point of beginning; thence
continuing South 0 degrees 27'53" East 299.80 feet; thence North 86 degrees 16'01" West parallel with the North line of
said subdivision 735.93 feet;
thence North 0 degrees 57'16" West 300.00 feet;
thence South 86 degrees 16'01" East 732.50 feet to the point of beginning.
More commonly known as Parcel No. 33 of the record of Survey filed in Volume 1 of Surveys, page 85, under Auditor's
File No. 805666 and as supplemented by map filed in Volume 1 of Surveys, page 110, under Auditor's File No. 809463,
records of Skagit County, Washington.

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in Section
19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following
described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 30.33 feet to the point of beginning;
thence Northerly and Easterly the following courses and distances: North 59 degrees 27'49" East 242.43 feet; North 34
degrees 30'21" East 254.74 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet;
North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East
277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees
16'01" East
1755.22 feet and the Terminus of said easement, said Terminus having a 45.00 foot turnaround radius.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under and across a strip of land
lying in Section
19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following
described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 35.30 feet to the point of beginning;
thence Northerly and Easterly the following courses and distances: North 52 degrees 37'36" East 135.00 feet; North 55
degrees 10'59" East 175.30 feet;
North 34 degrees 30'21" East 178.86 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27
feet; North 17
degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East 277.11 feet;
North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees 16'01" East
1755.22 feet to the terminus of said easement, said terminus having a 45.00 foot turnaround radius.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of

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ALTA Commitment
SSCORP00836.doc / Updated: 03.12.2010

Adopted: 06.17.2006

Printed: 06.01.10 @ 12:13PM
WA-820010366



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EXHIBIT "A"
Legal Description

land lying in Section 19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 35.30 feet to the point of beginning;
thence Northerly and Easterly along the following courses and distances: Worth 52 degrees 37'36" East 135.00 feet;
North 55 degrees 10'59" East 175.30 feet; North 34 degrees 30'21" East 178.86 feet; North 11 degrees 05'01" East
416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26"
East 207.71 feet; North 26 degrees 20'6" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees
59'36" East 320.00 feet; South 86 degrees 16' 01" East 367.10 feet; South 5 degrees 57'13" West 515.87 feet; South 14
degrees 22'03" East 172.10 feet; South 8 degrees 32'57" West 592.85 feet; South 7 degrees 56'25" East 451.25 feet;
South 53 degrees 09'55" East 266.54 feet to the terminus of said easement, said terminus having a 45.00 foot turnaround
radius.

Situated in Skagit County, Washington



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EXHIBIT "B"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 5, 1946
Auditor's No(s): 392626, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line
Affects: Said premises and other lands
2. Easement, including the terms and conditions thereof, condemned by instrument(s);
Auditor's No(s): 398559, records of Skagit County, Washington
In favor of: United States of America
For: Power line right-of-way, 125 feet in width
Affects: Said premises and other lands
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541503, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipe line
Affects: Said premises and other lands
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 1956
Auditor's No(s): 541755, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Affects: Said premises and other lands
5. Easement, including the terms and conditions thereof, condemned by instrument(s);
In favor of: United States of America
For: Power line right-of-way, 137.5 feet in width
Condemned in: Declaration of taking filed August 28, 1963, in the District Court of the United States or the Western District of Washington, Northern Division, Case No. 263
Affects: Said premises and other lands
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 12, 1972
Auditor's No(s): 775573, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line and access road
Affects: Said premises and other lands
7. Easement delineated on the face of said survey, Vol 1, pages 109 and 110;
For: Ingress, egress and utilities
Affects: Said premises and other lands

AMENDED by instrument(s):
Auditor's No(s): 809463, records of Skagit County, Washington
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Recording Date: August 12, 1999
Recording No.: 199908120020
Affects: Portion of said premises
9. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: March 18, 2002
Auditor's No(s): 2002040148, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Right-of-Way and Easement 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees (Sandor Balogh and Rheta Fave Balogh) most westerly pipeline
10. Memorandum of Timber Sale Agreement, including the terms and conditions thereof, entered into;
By: Northwest Pipeline Corporation
And Between: Tomue Y. Vine
Recorded: March 18, 2002
Auditor's No.: 200204040149, records of Skagit County, Washington

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.