



201006300139
Skagit County Auditor

6/30/2010 Page 1 of 4 4:00PM

When recorded return to:
Jonathan Elton and Rebecca A. Elton, husband
and wife
18236 Foxhollow Ln
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98373
Order No.: 620006389

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Jerry W. Wilhonen and Susan A. Wilhonen, husband and wife, as to an undivided one half interest
and Larry W. Wilhonen and Paulette K. Wilhonen, husband and wife, as to an undivided one half
interest

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Jonathan Elton and Rebecca A. Elton, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A portion of Section 19, Township 36 North, Range 4 East of the Willamette
Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 360419-1-003-0008

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 8, Chicago Title Insurance Company Order
620006389, and attached hereto and made a part hereof.

Dated: June 22, 2010

Jerry W. Wilhonen
Jerry W. Wilhonen

Susan A. Wilhonen
Susan A. Wilhonen

Larry W. Wilhonen
Larry W. Wilhonen

Paulette K. Wilhonen
Paulette K. Wilhonen

1969
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2010

Amount Paid \$ 1117.⁵⁰
Skagit Co. Treasurer
By MARV Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Wahkiakum

I certify that I know or have satisfactory evidence that Susan A. Wilhonen 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 this instrument.

Dated: 6-23-2010

Cathie M. Ralston
Signature

Notary Public
Title

My appointment expires: 7-19-13



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jerry W. Wilhonen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

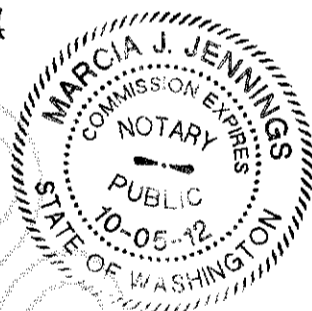
Dated: June 24, 2010

Marcia J. Jennings
Signature

Notary Public in and for the State of WA
Title

My appointment expires: 10/15/2012

(Seal or Stamp)



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Larry W. Wilhoen and Paulette K. Wilhonen are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

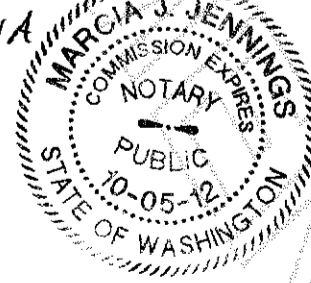
Dated: June 24, 2010

Marcia J. Jennings
Signature

Notary Public in and for the State of WA
Title

My appointment expires: 10/15/2012

(Seal or Stamp)



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EXHIBIT "A"
Legal Description

Order No.: 620006389

For APN/Parcel ID(s): 360419-1-003-0008

For Tax Map ID(s): P49466

PARCEL A

That portion of the Northwest quarter of the Northeast quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian, lying Westerly of Primary State Highway No. 1.

Situated in Skagit County, Washington

PARCEL B

That portion of the Southwest quarter of the Northeast quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Northeast quarter; Thence South 00°34'56" West, along the West line of said Southwest quarter of the Northeast quarter, a distance of 492.47 feet;

Thence North 84°07'02" East, a distance of 143.90 to the West line of Primary State Highway No. 1;

Thence North 05°52'58" West along said West line, a distance of 475 feet, more or less to the North line of the Southwest quarter of the Northeast quarter of said Section 19;

Thence Westerly to the point of beginning of this description.

Situated in Skagit County, Washington

PARCEL C

The North 20 feet of the Southeast quarter of the Northwest quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian, lying Easterly of County Road.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 16, 1954
Auditor's No(s): 506567, records of Skagit County, Washington
In favor of: Trans Mountain Del Pipe Corporation
For: Pipelines
Affects: Parcel C

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: September 1, 1972
Auditor's No.: 773469, records of Skagit County, Washington
Executed By: Herbert D. Gorne and Viola M. Gorne, husband and wife

3. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:
Under: Skagit County Superior Court Case Numbers 26638 and 26776
To: State of Washington
Filed: August 13, 1962 and September 25, 1962
Affects: Parcels B and C

4. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highway) constructed on lands conveyed by Deed
Recorded: June 22, 1964
Auditor's No.: 652154, records of Skagit County, Washington
To: State of Washington

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 3, 2009
Auditor's No(s): 200904030058, records of Skagit County, Washington
In favor of: Larry W. Wilhonen et al
For: Ingress, Egress and Utilities
Affects: Parcels B and C

6. Agreement, including the terms and conditions thereof, entered into;
By: Aaron Hartvigsen
And Between: Jonathon Elton
Recorded: June 19, 2009
Auditor's No. 200906190095, records of Skagit County, Washington
Providing: Easement of well site and pump house, Septic line and Drainfield Easements, Maintenance and Repair of pipelines and prohibited practices

7. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot of Record Certification;
Recorded: July 29, 2009
Auditor's No(s): 200907290093, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: April 3, 2009
Auditor's No(s): 200904030058, records of Skagit County, Washington
Executed By: Larry W. Wilhonen et al
As Follows: This boundary line adjustment is not for the purposes of creating an additional building lot.

- END OF SCHEDULE B-001 -



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