

When recorded return to:
Angela Dockery
3653 Newberg Place
Sedro Woolley, WA 98284



201009200100
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011491

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 Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Angela M. Dockery, a single person
the following described real estate, situated in the County of Skagit, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot: 32 SU AF#809463

Tax Parcel Number(s): P51072, 360519-0-009-5002

Subject to: Restrictions, reservations and easements of record:

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

Dated: September 17, 2010

Estate of Tomue Y. Vine, Deceased

BY: Paul H. Vine, Jr. PR
Paul H. Vine, Jr.
Personal Representative

2862
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2010

201009200100
3013.20
By Skagit Co. Treasurer Deputy
lp

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

PAUL H VINE SR

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Tomue Y. Vine to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 20 2010

Marcie Paleck
Name:

Notary Public for the State of Washington

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



MARCIE K. PALECK



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51072 and 360519-0-009-5002

Parcel A:

That portion of the Southwest 1/4 of Section 19, Township 36 North, Range 5 East of the Willamette Meridian in Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision (center of said Section);
thence South 0 degrees 27'53" East along the East line of said subdivision 599.60 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 738.50 feet;
thence North 0 degrees 57'16" West 300.00 feet;
thence South 86 degrees 16'01" East 741.07 feet to the point of beginning. More commonly known as Parcel No. 32 of the Record of Survey filed in Volume 1 of Surveys on page 85, under Auditor's File No. 805666 and as supplemented by map filed in Volume 1 of Surveys on Page 110 under Auditor's File No. 809463, records of said County.

Parcel A-1:

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 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 an easement for ingress, egress and utilities over, under and across a strip of land in the West 1/2 of Section 19, Township 36 North, Range 5 East, W.M. in Skagit County, Washington, which is 60.00 feet in width and lies 30.00 feet on both sides of the following center line.

Commencing at the center of said Section;
thence North 86 degrees 16'01" West along the South line of the Northwest 1/4 of said Section 364.02 feet;
thence North 0 degrees 56'29" East 662.11 feet;
thence North 86 degrees 16'01" West 30.04 feet to the point of beginning;
thence Southerly the following courses and distances:
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 turnaround radius of 45.00 feet.

Situated in Skagit County, Washington.

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ALTA Commitment
SSCORPD0836.doc / Updated: 03.12.2010

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EXHIBIT "B"
Exceptions

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.

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



EXHIBIT "B"
Exceptions

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

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

