

**When recorded return to:**  
Virgil Freeman and Kathy Freeman  
7072 Atwood Road  
Ferndale, WA 98248



201012100085  
Skagit County Auditor

12/10/2010 Page 1 of 5 10:43AM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Order No.: 245336316

CHICAGO TITLE  
620012356

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Washington State Employees Credit Union

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Virgil B. Freeman and Kathy M. Freeman, husband and wife

the following described real estate, situated in the County of Whatcom, State of Washington:

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

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

Ptn Lots 3 and 4, Skagit County Short Plat No. 91-104

Tax Parcel Number(s): P108825

Subject to:

See Attached

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3727  
DEC 10 2010

Amount Paid \$ 2141.<sup>00</sup>  
Skagit Co. Treasurer  
By *TKM* Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: December 7, 2010

Washington State Employees Credit Union

BY: [Signature]  
Chris Michalak  
AVP of Mortgage Servicing

State of Washington

County of Thurston

I certify that I know or have satisfactory evidence that

CHRIS MICHALAK

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 AVP of Mortgage Servicing of Washington State Employees Credit Union to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/07/2010

K Taylor

Name:

Notary Public in and for the State of Washington,

Residing at: Olympia

My appointment expires: 02/19/2014



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P108825**

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Parcel A:

Lot 4, as delineated on Skagit County Short Plat No. 91-104 recorded October 12, 1994 under Auditor's File No. 9410120004 except that portion conveyed to Lot 3 under Auditor's File No. 9904140107 and except that portion which lies within Short Plat No. 99-0017, recorded under Auditor's File No. ~~20010312137~~, together with that portion of Lot 3, conveyed to Lot 4 under Auditor's File No. 9904140108. \*200103120137

Parcel B:

An Easement for access and utilities (Eagle Rock Lane, a private road) as delineated on Short Plat No. 99-0017, recorded under Auditor's File No. ~~20010312137~~.  
200103120137



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1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Dated: August 16, 1924  
Auditor's No: 177922, Volume 134, Page 50  
Purpose: Perpetual easement for the establishment and maintenance of a hydrographic station, and uses appurtenant thereto.

Area Affected:

Run from Southeast corner of said Lot 7, North 35 degrees 46' West, 1352.9 feet to initial point of tract, which point is on the Southwest bank of Skagit River; thence South 49 degrees 45' West 256 feet thence North 40 degrees 15' West 400 feet; thence North 49 degrees 45' East 280 feet, more or less, to bank of Skagit River; thence Southeasterly along bank to POB.

2. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Wm. H. Kimball, David N. Richardson & Charles Blair, Trustees for the stockholders of The Sound Timber Company  
Recorded: September 6, 1949  
Auditor's No: 435450

As Follows:

Reserving all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

SUBJECT TO easements for roads, electric transmission and telephone lines and roads established by public authority.

3. EASEMENT AND PROVISIONS CONTAINED THEREIN:

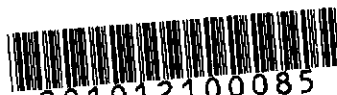
Grantee: Puget Sound Power & Light Company  
Dated: August 1, 1994  
Recorded: August 8, 1994  
Auditor's No: 9408080065  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1: All streets, road rights-of-ways, ingress, egress and utility easements as now or hereafter designed, platted, and/or constructed within the above described Parcels "A" and "B". (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described Parcels "A" and "B" being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

4 of 5



201012100085  
Skagit County Auditor

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
Grantee: James Cook and Terri Cook, husband and wife  
Recorded: April 14, 1999  
Auditor's No.: 9904140109  
Purpose: Ingress, egress, utilities, emergency vehicle turn around and well protection easement  
Area Affected: 40 foot strip of a portion of the subject property

5. TERMS AND CONDITIONS OF JOINT USE EASEMENT AND MAINTENANCE AGREEMENT.

Recorded: December 16, 1999  
Auditor's No.: 199912160091

6. RESERVATION IN DEED:  
Executed by: James Cook and Terri Cook, husband and wife  
Recorded: April 14, 1999  
Auditor's No.: 9904140108

7. RESERVATION IN DEED:  
Executed by: James Cook and Terri Cook, husband and wife  
Recorded: April 14, 1999  
Auditor's No.: 9904140109

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Skagit County  
Dated: February 15, 2001  
Recorded: March 12, 2001  
Auditor's No.: 200103120136  
Purpose: Protected Critical Area

Area Affected: Subject property and other property

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

Short Plat No.: 91-104  
Recorded: October 12, 1994  
Auditor's No.: 9410120004

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

Short Plat No.: 99-0017  
Recorded: March 12, 2001  
Auditor's No.: 200103120137

5 of 5



201012100085  
Skagit County Auditor