

AFTER RECORDING MAIL TO:

Philip T. Fenner and Susan M. Skillman  
735 N 79th Street  
Seattle, WA 98103



201012100140

Skagit County Auditor

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**Statutory Warranty Deed**

*137478-0A*  
LAND TITLE OF SKAGIT COUNTY

*P 31324*

\*Philip

THE GRANTOR Carl Melzinger, an unmarried individual, for adequate consideration in hand paid, conveys and warrants to Philip T. Fenner and Susan M. Skillman, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Short legal: Ptn GL 1, 12-35-1 E W.M.

The full legal description is attached hereto as Attachment A.

SUBJECT TO Easements, Restrictions and Reservations of Record as shown on Attachment B, which is incorporated by reference, without waiving, extending, tolling or renewing any applicable limitation or expiration period appearing in said Attachment.

Assessor's Tax Parcel Number(s): 350112-0-002-0119

Approved & Accepted:

\*Philip T. Fenner

Susan M. Skillman

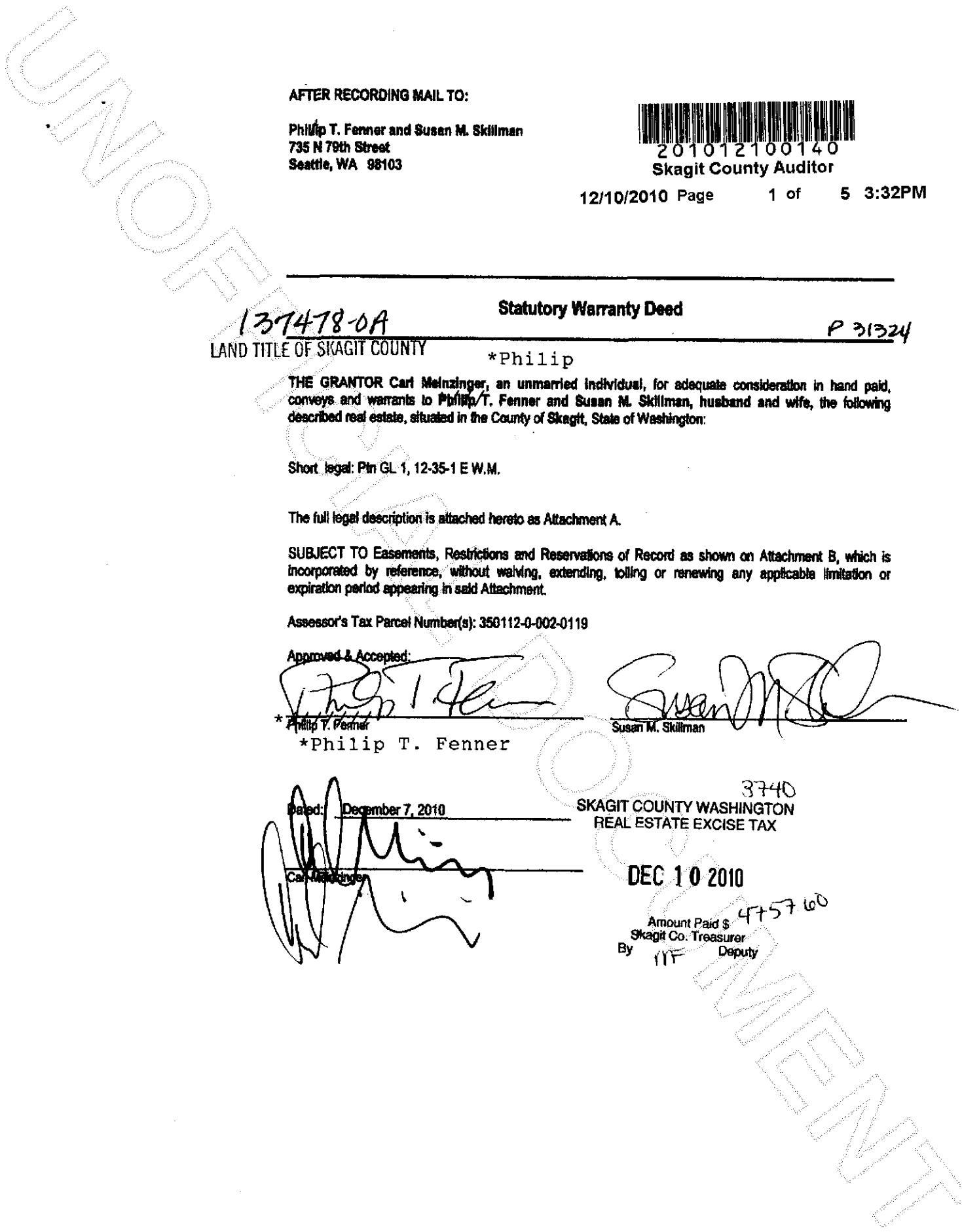
Carl Melzinger

Dated: December 7, 2010

3740  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 10 2010

Amount Paid \$ *4757.60*  
Skagit Co. Treasurer  
By *YF* Deputy



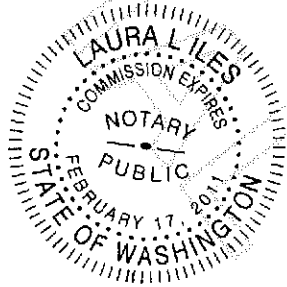
UNOFFICIAL DOCUMENT

STATE OF Washington  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Carl Meinzinger

(s) is/are the person(s) who appeared before me, and said person(s) acknowledged that (he) he/she/they signed this instrument and acknowledge it to be (his) his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 8, 2010 Laura L. Iles



Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 2-17-11



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Escrow No. 10-347-BS

Attachment "A"

DESCRIPTION:

The North 421.00 feet of the West 500.04 feet of the East 830.04 feet of Government Lot 1 of Section 12, Township 35 North, Range 1 East, W.M.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement 60 feet in width for ingress, egress and utilities being 30 feet on each side of the West line of the above described main tract and said West line extended to the North line of the South Shore County Road, and as set forth in document recorded under Auditor's File No. 761832.

Situate in the County of Skagit, State of Washington.



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A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Eugene P. Toug and Thelma M. Toug  
 Purpose: Ingress, egress and utilities  
 Area Affected: West 30 feet  
 Dated: December 1, 1971  
 Recorded: December 20, 1971  
 Auditor's No.: 762009

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
 Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the South line that is approximately 120 feet West of the Southeast corner thereof; thence Northeasterly approximately 100 feet; thence East approximately 60 feet to its terminus.  
 Dated: Not disclosed  
 Recorded: June 13, 1979  
 Auditor's No.: 7906130009

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
 Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed commencing at a point on the South line of the above described property that is approximately 120 feet West of the Southeast corner thereof; thence Northeasterly approximately 100 feet; thence East approximately 60 feet to the true point of beginning of this description; thence East to a point that is 5 feet West of the East line thereof; thence North parallel to the East line thereof to the North line thereof and its terminus. The intention of this easement is to begin at the terminus of that certain easement to Puget Sound Power and Light Co. recorded under Auditor's File No. 7906130009, records of Skagit County, Washington.  
 Dated: Not disclosed  
 Recorded: December 20, 1985  
 Auditor's No.: 8512200032



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Escrow No. 10-347-BS

Attachment "B"

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: July 26, 1993  
Auditor's No.: 9307260009

AMENDED:

Recorded: November 16, 2010  
Auditor's No.: 201011160085

E. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By: Michael C. Winton  
Recorded: June 23, 1998  
Auditor's File No.: 9806230010



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