

**When recorded return to:**  
Janell M. Majewski  
18626 Chanterelle Lane  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011545



201012210057

Skagit County Auditor

12/21/2010 Page 1 of 5 1:55PM

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) ANITA EVANS, an unmarried woman  
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 Janell M. Majewski, an unmarried individual

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

Abbreviated Legal: Tract 4, Skagit County Short Plat 139-79, as more fully described in Exhibit "A"  
which is attached hereto and made a part hereof.

Tax Parcel Number(s): P16226, 330402-3-004-0302

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Paragraphs 1 thru 18, which is attached hereto and made a part  
hereof; and Skagit County Right To Farm Ordinance, which is attached.

Dated: December 16, 2010

*Anita Evans*

ANITA EVANS

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3858

DEC 21 2010

Amount Paid \$ 4722.<sup>06</sup>  
Skagit Co. Treasurer  
By *mdm* Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Anita Evans is the person(s) who appeared  
before me, and said person(s) acknowledged that she signed this of instrument and acknowledged it to  
be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 17, 2010

*Marcia J. Jennings*

Name: Marcia J. Jennings  
Notary Public in and for the State of Washington,  
Residing at: Sedro Woolley, WA

My appointment expires: 10/15/2012



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P16226 and 330402-3-004-0302**

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**PARCEL A:**

Tract 4 of SHORT PLAT NO. 139-79, approved October 12, 1979, and recorded October 17, 1979, in Book 3 of Short Plats, page 195, under Auditor's File No. 7910170002, records of Skagit County, Washington; (being a portion of the Northwest Quarter of the Southwest Quarter of Section 2, Township 33 North, Range 4 East of the Willamette Meridian.)

**PARCEL B:**

TOGETHER WITH an easement for ingress, and egress over and across Tract "A" of said Short Plat as delineated on the face thereof, said easement also as defined in Declaration of Easement recorded November 6, 1979, under Auditor's File No. 7911060074, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington



**EXHIBIT "B"**  
Exceptions

**SPECIAL EXCEPTIONS**

1. 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: Day Lumber Company  
Recorded: December 17, 1912  
Auditor's No.: 94380, records of Skagit County, Washington  
Affects: Said premises and other property
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 6, 1979  
Auditor's No.: 7911060074, records of Skagit County, Washington  
In favor of: Public and private utilities to include but not limited to Puget Sound Power and Light Company, Continental and General Telephone Company's, and Public Utility District No. 1  
For: Ingress, egress and utilities  
Affects: Said premises and other property
3. Matters disclosed on the face of the recorded Short Plat.
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 30, 1937  
Auditor's No.: 288279, records of Skagit County, Washington  
In favor of: Washington State Division of Forestry  
For: Forest protection road through said premises
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 6, 1956  
Auditor's No.: 542112, records of Skagit County, Washington  
In favor of: Pacific Telephone and Telegraph Co.  
For: Pole line and road  
Affects: A portion of said premises along state fire prevention road  
  
Said easement was assigned to AT&T Communications of the Pacific Northwest, Inc., by instrument  
Recorded: January 10, 1984  
Auditor's No.: 8401100040, records of Skagit County, Washington
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 13, 1957  
Auditor's No.: 557067, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel B
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 1981  
Auditor's No.: 8106290022, records of Skagit County, Washington  
In favor of: U.S. Department of Energy, Bonneville Power Administration  
For: Access road  
Affects: Parcel B
8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 1, 1986  
Auditor's No.: 8605010016, records of Skagit County, Washington  
In favor of: Lake T.V.  
For: Access road



**EXHIBIT "B"**  
**Exceptions**

- Affects: Parcel B
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 19, 1987  
Auditor's No.: 8706190010, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corporation  
For: Access road
- Said easement was assigned to Dignet Incorporated, a Delaware corporation by instrument  
Recorded: October 23, 1987  
Auditor's No.: 8710230008, records of Skagit County, Washington  
Affects: Parcel B
10. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: December 20, 1993  
Recorded: May 26, 1995  
Auditor's No.: 9505260131, records of Skagit County, Washington  
In favor of: American Television & Communications Corporation  
For: Ingress and egress  
Affects: Over and across a heretofore constructed roadway
11. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: October 28, 1996  
Recorded: November 26, 1996  
Auditor's No.: 9611260034, records of Skagit County, Washington  
In favor of: Washington State Department of Transportation  
For: Ingress and egress  
Affects: A heretofore constructed roadway
12. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: September 13, 1996  
Recorded: September 23, 1996  
Auditor's No.: 9609230073, records of Skagit County, Washington  
In favor of: Washington State Patrol  
For: Ingress and egress  
Affects: A heretofore constructed roadway
13. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: March 23, 1998  
Recorded: March 27, 1998  
Auditor's No.: 9803270219, records of Skagit County, Washington  
In favor of: James E. Beckett  
For: Ingress and egress  
Affects: A heretofore constructed roadway
14. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: June 23, 1998  
Recorded: July 10, 1998  
Auditor's No.: 9807100034, records of Skagit County, Washington  
In favor of: Lake TV Cable, a Washington general partnership doing business as Cedar  
Communications  
For: Construct, install, repair, operate, maintain, improve and replace cable television  
transmission lines, together with the right of ingress and egress to said lands for the  
purpose of inspecting, repairing, maintaining, and otherwise operating said  
transmission  
lines  
Affects: 12 feet in width, the center line of said right of way shall be located as follows:  
Beginning  
at a point on the South line of County Road No. 290, 150 feet West of the East line of  
the  
above mentioned tract; thence South 02°40', West 623.81 feet; thence right 27°06',  
601.75 feet; thence right 30°08', 100 feet to the South line of said tract
15. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 8, 2000  
Auditor's No(s): 200005080071, records of Skagit County, Washington  
In favor of: Department of Natural Resources



**EXHIBIT "B"**  
**Exceptions**

For: Ingress and egress  
Affects: 40 feet in width running 20 feet on each side of a centerline of a road

16. Easement, including the terms and conditions thereof, reserved by instrument;  
Dated: May 31, 2000  
Recorded: June 29, 2000  
Auditor's No.: 200006290072, records of Skagit County, Washington  
In favor of: AT&T Communications of the Pacific Northwest, Inc. and American Tower Management, Inc.  
For: Installing, operating, maintaining, repairing, remove and replacing underground telecommunication cables and conduits

**Note:** Exact location and extent of easement is undisclosed of record.

17. Terms, conditions, and restrictions of that instrument entitled Alternative Sewage System Agreement;  
Recorded: February 24, 1993  
Auditor's No(s): 9302240085, records of Skagit County, Washington
18. Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870  
Recording Date: August 1, 2003  
Recording No.: 200308010090

**Skagit County Right To Farm Ordinance**

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.

