



201105050062
Skagit County Auditor

AFTER RECORDING MAIL TO:

Jerrid Hall and Amber Hall
23158 Buchanan Place
Mount Vernon, WA 98273

5/5/2011 Page 1 of 3 1:44PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 101292-1

File No: 4271-1702607 (kb)

Date: April 28, 2011

Grantor(s): **GLEPCO, LLC**
Grantee(s): **Jerrid Hall and Amber Hall**
Abbreviated Legal: **Ptn. Lots 2 and 3, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON"**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P61212, 38464-005-002-0006**
2

THE GRANTOR(S) GLEPCO, LLC, a Washington limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Jerrid Hall and Amber Hall, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 2, EXCEPT the West 30.43 feet, AND TOGETHER WITH the West 15.22 feet of Lot 3, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of that certain 40-foot unopened County Right-of-Way as vacated by order Vacating County Right-of-Way recorded November 15, 2001 under Auditor's File No. 20011150009, which would attach to said premises by operation of law;

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

REAL ESTATE EXCISE TAX
1321 Page 1 of 3

LPB 10-05

MAY 05 2011

Amount Paid \$ 6270.⁶⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North 88 degrees 55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 41 degrees 57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description;

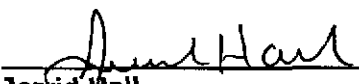
TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus; EXCEPTING THEREFROM any portion lying within the easement first above described;


ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in Declaration of Easement dated January 17, 2003 and recorded under Skagit County Auditor's File No. 200301170133. Said document being a re-recording of document recorded under Auditor's File Nos. 200108220078 and 200109170140.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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 the commonly accepted good management practices and comply with local State and Federal Laws.

Read & Approved


 Jerkid Hall


 Amber Hall



GLEPCO, LLC, a Washington limited liability company

Pamela J. Hinton

By: Pamela J. Hinton, Managing Member

STATE OF Washington)
COUNTY OF Skagit (Whatcom))-ss

I certify that I know or have satisfactory evidence that **Pamela J. Hinton** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Managing Member of GLEPCO, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/28/11

Denise Ryan Church

Denise Ryan Church
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 9-13-14

