

When recorded return to:  
Richard W. Cummins  
5079 Aerie Lane  
Sedro Woolley, WA 98284



201106300118  
Skagit County Auditor

6/30/2011 Page 1 of 5 3:31PM

Recorded at the request of:

File Number: 101925

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.  
101925-1

THE GRANTOR *now known as Peggy Watts* Peggy Cargile, Karen Cummins, David Cummins and Richard Cummins, Heirs of the William E. Cummins and Shirley A. Cummins estate, both deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Richard Cummins, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 10, "EVERETT'S FERTILE ACRES"

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P65219, 3910-000-010-0001

Dated 6-28-11

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1962  
JUN 30 2011

Amount Paid \$ 236.40  
Skagit Co. Treasurer  
By *UAM* Deputy

Heirs of William E. and Shirley A. Cummins, both deceased,

*Richard W Cummins*  
By: Richard Cummins, Heir

*Peggy Watts*  
By: Peggy Cargile, Heir  
*now known as Peggy Watts*

By: David Cummins, Heir

By: Karen Cummins, Heir

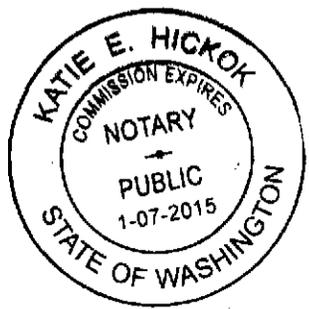
STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that *Richard W. Cummins & Peggy Watts* is the person who appeared before me, and said person acknowledged that *they* signed this instrument and acknowledged it as the Heir of the William E. Cummins and Shirley A. Cummins estate, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-28-11

*Katie Hickok*

Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 1-7-15



When recorded return to:  
Richard W. Cummins  
5079 Aerie Lane  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 101925

### Statutory Warranty Deed

THE GRANTOR Peggy Cargile, Karen Cummins, David Cummins and Richard Cummins, Heirs of the William E. Cummins and Shirley A. Cummins estate, both deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Richard Cummins, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Ptn. Lot 10, "EVERETT'S FERTILE ACRES"

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P65219, 3910-000-010-0001

Dated \_\_\_\_\_

Heirs of William E. and Shirley A. Cummins, both deceased

By: Richard Cummins, Heir  
*David Cummins*  
By: David Cummins, Heir

By: Peggy Cargile, Heir  
By: Karen Cummins, Heir

STATE OF Washington Alaska }  
COUNTY OF Juneau } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that \_\_\_\_\_ signed this instrument and acknowledged it as the Heir of the William E. Cummins and Shirley A. Cummins estate, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/27/2011

*Alby L. Shaquanie*  
\_\_\_\_\_  
Notary Public in and for the State of Washington Alaska

Residing at Washington Juneau AK  
My appointment expires: NOV. 1 2012

Notary Public  
ALBY L. SHAQUANIE  
State of Alaska  
My Commission Expires Nov. 1, 2012



When recorded return to:  
Richard W. Cummins  
5079 Aerie Lane  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 101925

### Statutory Warranty Deed

THE GRANTOR Peggy Cargile, Karen Cummins, David Cummins and Richard Cummins, Heirs of the William E. Cummins and Shirley A. Cummins estate, both deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Richard Cummins, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Ptn. Lot 10, "EVERETT'S FERTILE ACRES"

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P65219, 3910-000-010-0001

Dated \_\_\_\_\_

Heirs of William E. and Shirley A. Cummins, both deceased

By: Richard Cummins, Heir

By: Peggy Cargile, Heir

By: David Cummins, Heir

*Karen Cummins*  
By: Karen Cummins, Heir 6-27-2011

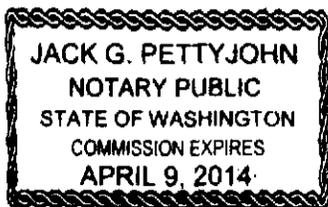
STATE OF Washington }  
COUNTY OF MASON } SS:

I certify that I know or have satisfactory evidence that KAREN CUMMINS is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Heir of the William E. Cummins and Shirley A. Cummins estate, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/27/2011

*Jack G. Pettyjohn*  
\_\_\_\_\_  
Notary Public in and for the State of Washington

Residing at Washington SHELTON  
My appointment expires: 4/9/2014



201106300118  
Skagit County Auditor

**EXHIBIT A**

The East ½ of Lot 10, EXCEPT the North 150 feet thereof, "EVERETT'S FERTILE ACRES", as per plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.



201106300118  
Skagit County Auditor

Exhibit B

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 101925  
5 of 10

**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: October 1, 1969 and September 1, 1971  
Recorded: November 10, 1969 and September 17, 1971  
Auditor's Nos.: 732789 and 758223

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Not disclosed on the record  
In Favor Of: River Lane Community Club  
Auditor's No.: 732789

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: A greenbelt easement  
In Favor Of: George J. Theodoratus, et ux, or assigns  
Recorded: December 4, 1974  
Auditor's No.: 810792  
Affects: Exact width and location not disclosed on the record, being described as "that portion of land North of the stream that flows through the above described property giving the right to maintain grounds, restrict buildings and control the design of improvements."

D. Terms and provisions of the By-Laws of River Lane Community Club recorded September 5, 2001 under Auditor's File No. 200109050048.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: The North 150 feet of Lot 10  
Recorded: June 8, 1972  
Auditor's No.: 769393  
For: Roadway  
Affects: East 20 feet

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: The North 150 feet of Lots 10 and 11  
Recorded: September 28, 1972  
Auditor's No.: 774648  
For: Driveway and utilities  
Affects: East 20 feet

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201106300118  
Skagit County Auditor