

When recorded return to:

Mr. and Mrs. Regan Edwin Schwertfeger
7813 Delvan Hill Road
Sedro Woolley, WA 98284



201107290070
Skagit County Auditor

7/29/2011 Page

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3 10:41AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-04808-11

Grantor: Elaine M. Shanks

Grantee: Regan Edwin Schwertfeger and Angela Jane Schwertfeger

Tax Parcel Number(s): 4577-000-007-0007(P100964)

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal: Lot 7, "PLAT OF IDA ESTATES"

102081-1

Statutory Warranty Deed

THE GRANTOR ELAINE M. SHANKS, WHO ACQUIRED TITLE AS ELAINE M. SCHWERTFEGER, A MARRIED WOMAN for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to Regan Edwin Schwertfeger and Angela Jane Schwertfeger, Husband and Wife the following described real estate, situated in the County of Washon, State of Washington Skagit

Lot 7, "PLAT OF IDA ESTATES", as per plat recorded in Volume 15 of Plats, pages 29 and 30, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

27 ~~4~~

Dated July 28, 2011

Elaine M. Shanks
Elaine M. Shanks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2280

JUL 29 2011

Amount Paid \$ 1891.80
Skagit Co. Treasurer
By T. Kain Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elaine M. Shanks

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

Dated: 7/27/11



Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 6/19/2013

EXHIBIT "A"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 4, 1991
Recorded: December 5, 1991
Auditor's No.: 9112050006
Executed By: Willard M. Hendrickson and Ida M. Hendrickson

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 4, 1991
Recorded: December 5, 1991
Auditor's No.: 9112050007
Executed By: Willard M. Hendrickson and Ida M. Hendrickson

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Willard M. Hendrickson and Ida M. Hendrickson
Dated: December 4, 1991
Recorded: January 8, 1992
Auditor's No.: 9201080021
Purpose: Installing and running as well as maintaining a Well and Water system including but not limited to the drilling of wells and construction of wells and buildings

Area Affected:

Beginning at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 35 North, Range 4 East, W.M. Thence South 88 degrees 52' 08" East 30.00 feet to the Southwest corner of Lot 7 of the Plat of Ida Estates, thence North 01 degrees 17'05" East 185 feet, thence South 88 degrees 52'08" East 100 feet to the center point of 100 foot radius easement for well site pollution control.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9112050058.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Ida Estates
Recorded: March 12, 1992
Auditor's No: 9203120017

Said matters include but are not limited to the following:

(1) Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

(2) An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Contel of the Northwest, Inc., Cascade Natural Gas Corp., TCI Cable T.V. and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

(3) Wetlands, as delineated under the 1989 United Federal Methodology for evaluating and delineating wetlands. At the time of filing this plat the 1989 guidelines have been set aside and the 1987 U.S. Army Corps of Engineers Wetlands Delineation Guidelines are in effect which would likely decrease the wetland areas. No delineation has been made on this property under the 1987 Guidelines. Said wetlands being delineated on the face of said Plat of Ida Estates.

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EXHIBIT "A" - cont.

(4) Water - Community water system

(5) Sewer - Individual on-site sewage systems. Alternative systems are proposed for lots 1 - 5 of this Plat, which may have, special design, construction and maintenance requirements, see Health Officer for details.

(6) Building setback lines as delineated on the face of the plat.

(7) Easterly wetlands boundary not delineated or mapped.

(8) Location of top of bank and wetlands.

(9) Well control easement affecting Lots 6 and 7

E. Record of Survey, affecting subject property, we have made no determination as to its effect on the boundaries of the property.

Recorded: April 23, 1980
Volume/Page Vol. 3, Page 31
Auditor's No.: 8004230058

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Willard and Ida Hendrickson
And: Hayes Dwelling
Dated: May 5, 2000
Recorded: May 16, 2000
Auditor's No.: 200005160149
Regarding: Third Party Beneficiary Contract Agreement



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