

When recorded return to:
Marty Kmiecik and Tamera Archer-Kmiecik
PO Box 5521
Bellingham, WA 98227



201112090096
Skagit County Auditor

12/9/2011 Page 1 of 3 4:00PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245343091

CHICAGO TITLE

620013445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jane Fraser, as her separate estate

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 Marty Kmiecik and Tamera Archer-Kmiecik, husband and wife

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

PTN LOT 10, ALL OF LOT 11 5 ACRE PARCEL MAP NO. 518-81

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 50627/360433 3 003 0204

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

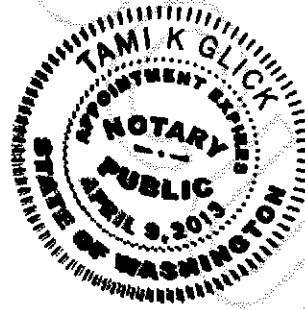
Dated: December 6, 2011

Jane Fraser
Jane Fraser

State of Wa
County of Whatcom

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

Dated: 12/8/11



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011-3748

DEC 09 2011

Amount Paid \$ 6235.00
By MG Skagit Co. Treasurer Deputy

Tami K Glick
Name: Tami K Glick
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 4/9/2013

STATUTORY WARRANTY DEED

(continued)

For APN/Parcel ID(s): P50627 and 360433-3-003-0204

PARCEL A:

Lot 11 and Lot 10 of that certain 5-acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian and Section 4, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 136 feet of said Tract 10, as measured along the North line thereof, lying Northerly of Park Ridge Lane, as delineated on the face of said Short Plat.

ALSO EXCEPT that portion of said Tract 10 lying Southerly of Park Ridge Lane.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress, and utilities over, under, and across certain roadways, shown as Tract A on the face of said Short Plat No. 518-81, and as set forth in Declaration of Easements, Covenants, and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "A"

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: July 7, 1981

Auditor's No(s): 8107070002, records of Skagit County, Washington

Executed By: Park Lane Resources, Inc.

AMENDED by instrument(s):

Recorded: April 1, 1982

Auditor's No(s): 8204010025, records of Skagit County, Washington

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on 5-ACRE SHORT PLAT NO. 518-81:

Recording No: 8107070003

Exceptions and reservations as contained in Deed

From: JA (Hugh) Wear and Mary Wear, husband and wife

Recorded: May 15, 1979

Auditor's No.: 7905150064, records of Skagit County, WA

As follows:

Reservation and retention by grantors, their heirs and assigns of a right to a one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the grantors or either of them live and so long as any child of grantors lives. Upon the last such death, any and all retained interest in the oil and gas or oil and gas rights by the grantors, their heirs, executors, administrators, and assigns automatically, and without further conveyance for a period of ten years.

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: February 19, 1982

Auditor's No(s): 8202190001, 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: The front 7 feet of the above described Lots 1 through 15, and Lots 18 and 19, parallel and adjacent to the private roads located within said plat



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STATUTORY WARRANTY DEED
(continued)

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 28, 1983
Auditor's No(s): 8301280051, records of Skagit County, Washington
In favor of: Owner of Tracts 10, 11, and 12
For: Ingress, egress, and utilities
Affects:

30-foot easement. The centerline of said easement being described as follows:

Beginning at the intersection of the West line of Tract 10 of said Short Plat and the Northerly right-of-way line of Park Ridge Lane;
thence South 62°10'15" East along said Northerly right-of-way line a distance of 142.96 feet to the true point of beginning of said easement centerline;
thence North 88°28'00" East a distance of 193.08 feet to a point of curvature;
thence along a curve to the right having a central angle of 16°48'50" and a radius of 170.00 feet for a distance of 49.89 feet to a point of reverse curvature;
thence along a curve to the left having a central angle of 89°51'40" and a radius of 80.00 feet for a distance of 125.47 feet;
thence South 74°34'50" East a distance of 48.92 feet to an intersection with the West line of Tract 12 of said short plat;
thence North 74°34'50" West a distance of 261.00 feet to an intersection with the West line of Tract 11 of said short plat and the terminus of this easement centerline.

Covenant contained in deed;
Executed by: Park Lane Resources, Inc.
Auditor's No.: 8303070001, records of Skagit County, Washington
As follows: Subject to the obligation if the grantee to bear one-third the cost of future repairs to the access road serving Tracts 10, 11, and 12

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 6, 1985
Auditor's No(s): 8505060052, records of Skagit County, Washington
As follows: The above described property will be temporarily combined or aggregated with contiguous property (Lot 11) owned by the purchaser until such time as the county approves an on-site sewage system for Lot 10. This boundary adjustment is not for creating an additional building lot.
Affects: Tract 11

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 21, 1983
Auditor's No(s): 8304210016, records of Skagit County, Washington
In favor of: Robert F. Athearn and Arlene K. Athearn, husband and wife
For: Ingress, egress, utilities, and drainage
Affects:

Adjoining existing 30.00-foot easement to the Southeast on Lot 11, Short Plat No. 518-81, approved July 6, 1981, located in Section 33, Township 36 North, Range 4 East of the Willamette Meridian, for the exclusive use of Lots 11 and 12, the additional easement being more particularly described as follows:

Commencing at the South property corner between Lots 11 and 12 and the Northerly right-of-way line of Park Ridge Lane;
thence North 01°35'41" East along the lot line between Lots 11 and 12 a distance of 159.54 feet to the Southerly right-of-way line of the existing easement and the true point of beginning;
thence North 74°34'50" West along said Southerly right-of-way line a distance of 38.00 feet;
thence along a curve to the right having a central angle of 24°55'24" and a radius of 95.00 feet a distance of 41.32 feet;
thence North 70°07'12" East a distance of 65.99 feet to the true point of beginning.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 29, 2006
Auditor's No(s): 200609290118, records of Skagit County, Washington
In favor of: Keith Johnson
For: Ingress, egress and utilities
Affects: Parcel B



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