

When recorded return to:

Kevin P Welch
PO Box 1420
Anacortes, WA 98221



201112200118
Skagit County Auditor

12/20/2011 Page 1 of 6 2:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014353

CHICAGO TITLE
620014353

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald W. Beadle and Laura N. Beadle, Co-Trustees of The Laura N. and Gerald W. Beadle Revocable Trust Agreement dated May 14, 1985

for and in consideration of Ten And No/100 Dollars (\$10.00) in hand paid, conveys, and warrants to Kevin P. Welch and Jenny L. Welch, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: A portion of the NW NW, Section 35, Township 35North, Range 1 E., W.M., as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P32576, 350135-2-001-0028

Subject to: Subject to Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014353; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 14, 2011

The Laura N. and Gerald W. Beadle Revocable Trust Agreement dated May 14, 1985

Gerald W. Beadle, Co-Trustee

Laura N. Beadle, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113882

DEC 20 2011

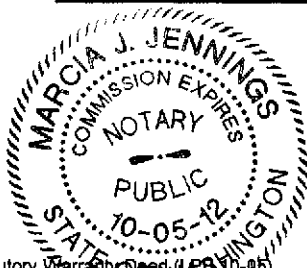
State of Washington
County of Skagit

Amount Paid \$ 24,925.00
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Gerald W. Beadle and Laura N. Beadle

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustees of The Laura N. and Gerald W. Beadle Revocable Trust Agreement dated May 14, 1985 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 19, 2011



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P32576 and 350135-2-001-0028

PARCEL A:

All that portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of Section 35, in the Auditor's Office of said County and State; Thence North 89 degrees 15'03" East, along the North line of said Section 35 for a distance of 1,319.69 feet, more or less, to the Northeast corner of the Northwest Quarter of said Northwest Quarter of Section 35; Thence South 00 degrees 56'08" West, along the East line of said Northwest Quarter of the Northwest Quarter, for a distance of 534.92 feet to the most Northerly corner of that certain tract of land conveyed to Kevin P. Welch, as Trustee of the Welch Family Charitable CRUT, and Kevin P. Welch and Jenny L.E. Welch, husband and wife by instrument dated May 6, 1999, and recorded under Auditor's File No. 9905070125, records of Skagit County, Washington; Thence Southerly and Westerly, following the Westerly line of said Welch CRUT Tract for the following courses:

South 35 degrees 00'35" West for a distance of 234.99 feet;
South 20 degrees 30'45" West for a distance of 112.09 feet;
South 89 degrees 35'35" West for a distance of 81.64 feet;
South 00 degrees 56'08" West for a distance of 285.01 feet to the Southwest corner of said Welch CRUT Tract:

Thence North 89 degrees 35'35" East along the South line of said Welch CRUT Tract for a distance of 21.99 feet to the Northwest corner of that certain tract of land conveyed to Kevin P. Welch and Jenny Welch, husband and wife, by instrument dated December 19, 1995 and recorded under Auditor's File No. 9512290137, records of Skagit County, Washington;

Thence South 03 degrees 40'59" West along the West line of said Welch Tract for a distance of 120.79 feet to the most Northeasterly corner of Lot 38, PLAT OF THE POINT DIV. NO. 3, as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington; Thence North 68 degrees 13'31" West, continuing along said most Northerly line of said Lot 38 for a distance of 22.31 feet;

Thence North 85 degrees 13'37" West, continuing along said most Northerly line for a distance of 68.92 feet;

Thence South 85 degrees 54'47" West, continuing along said most Northerly line for a distance of 88.21 feet;

Thence South 51 degrees 04'22" West, continuing along the most Northwesterly line of said Lot 38 for a distance of 166.06 feet to the most Northerly corner of Lot 36, said PLAT OF THE POINT DIV. NO. 3;

Thence South 50 degrees 44'21" West along the most Northwesterly line of said Lot 36 for a distance of 23.52 feet, said point being the most Easterly corner of a tract conveyed to Jay J. Lund as recorded November 1, 1999 under Auditor's File No. 199911010172;

Thence Northerly and Westerly along the Easterly and Northerly lines of said Lund Tract, the following courses and distances:

North 40 degrees 21'05" West for a distance of 102.80 feet;
North 03 degrees 27'30" West for a distance of 289.16 feet;
North 75 degrees 52'50" West for a distance of 564.32 feet;
South 80 degrees 37'47" West for a distance of 130.28 feet to the West line of said North Half of the Northwest Quarter of Section 35;

Thence North 01 degrees 20'28" East along said West line for a distance of 849.25 feet, more or less, to the point of beginning,

TOGETHER WITH, a non-exclusive easement for ingress, egress and utilities over, under and across the following described Easements 1 through 4:

Easement No. 1:

All of Tract "A" as shown on the face of the Plat of "THE POINTE DIV. NO. 2", as per plat recorded in Volume 14 of Plats, pages 50 and 51, records of Skagit County, Washington.

Easement No. 2:



EXHIBIT "A"
Legal Description

All of San Juan Blvd., Spinnaker Land and Tract "A" as shown on the face of the Plat of 'THE POINTE DIV. NO. 3', as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington.

Easement No. 3:

A 60.00 foot wide strip of land being a portion of the Northwest Quarter of the Northwest Quarter and of the Southwest Quarter of the Northwest Quarter, all of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's Office of Skagit County, Washington.

Thence North 89 degrees 35'35" East along said South line of said North Half, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35;

Thence North 00 degrees 56'08" East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet;

Thence North 89 degrees 35'35" East along said North line of said South 200 feet for a distance of 518.71 feet to the true point of beginning of said centerline;

Thence South 42 degrees 54'48" West for a distance of 15.78 feet;

Thence South 56 degrees 09'43" West for a distance of 565.09 feet;

Thence South 59 degrees 55'58" West for a distance of 141.20 feet;

Thence South 43 degrees 14'41" West for a distance of 191.46 feet;

Thence South 15 degrees 13'57" West for a distance of 113.49 feet;

Thence South 20 degrees 38'36" West for a distance of 144.66 feet;

Thence South 03 degrees 31'13" West for a distance of 173.69 feet to the point of curvature of a curve to the right, said curve having a radius of 200.00 feet;

Thence Southerly, following said curve to the right through a central angle of 44 degrees 14'10" for an arc distance of 154.41 feet to the end of said curve;

Thence South 40 degrees 42'58" East for a distance of 64.09 feet to the point of curvature of a curve to the left, said curve having a radius of 240.00 feet;

Thence Southeasterly, following said curve to the left through a central angle of 09 degrees 27'28" for an arc distance of 39.62 feet to a point of reverse curvature and the beginning of a curve to the right, said curve having a radius of 400.00 feet;

Thence Southeasterly, following said curve to the right through a central angle of 02 degrees 30'45" for an arc distance of 17.54 feet to the end of said centerline, said point lying at a monument marking the Northwesterly end of the centerline of San Juan Boulevard, as said street is shown on "PLAT OF THE POINTE DIV. 3", as per Plat recorded in Volume 14 of Plats, pages 151, 152 and 153, under Auditor's file No. 9011050014, records of Skagit County, Washington. The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with the North line of the South 200 feet and with the Westerly boundary of said "PLAT OF THE POINTE DIV. NO. 3",

EXCEPT that portion lying within the main tract above described.

Situated in Skagit County, Washington.

Easement No. 4:

A 60.00 foot wide strip of land, being a portion of the Northwest Quarter of the Northwest Quarter of Section 35, township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in Auditor's Office of Skagit County, Washington;

Thence North 89 degrees 35'35" East, along the South line of said North Half, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35;

Thence North 00 degrees 56'08" East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of the East 980 feet;

Thence North 89 degrees 35'35" East along said North line of said South 200 feet for a distance 518.71 feet;

Thence North 42 degrees 54'48" East for a distance of 115.93 feet;

Thence North 36 degrees 22'12" East for a distance of 50.21 feet to the point of curvature of a curve to the right, said curve having a radius of 127.43 feet;



EXHIBIT "A"
Legal Description

Thence Northeasterly, following said curve to the right through a central angle of 34 degrees 46'10" for an arc distance of 77.33 feet to the end of said curve.

Thence North 71 degrees 25'42" East for a distance of 45.63 feet to the true point of beginning of said centerline, said point lying on said West line of the East 250.80 feet of said Northwest Quarter of the Northwest Quarter;

Thence continuing North 71 degrees 25'42" East for a distance of 43.52 feet;

Thence North 44 degrees 42'23" East for a distance of 47.69 feet;

Thence North 12 degrees 47'01" West for a distance 56.01 feet to the end of said centerline, said point lying on said North line of the South 481.26 feet of said Northwest Quarter of the Northwest Quarter.

The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with the West line of the East 250.80 feet of said Northwest Quarter of the Northwest Quarter and with the North line of the South 481.26 feet to said Northwest Quarter of the Northwest Quarter.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across the North 80 feet of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East, W. M.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

SPECIAL EXCEPTIONS

1. Terms and provisions of contract, as follows:

Recording Date: January 9, 1963
Recording No.: 630694
By: O.B. McCorkle and Esther M. McCorkle, husband and wife; and
Between: Del Mar Community Service, Inc. a Washington corporation
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

2. Revised Declaration of Covenants, Conditions, Restrictions, and Joint Use and Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 21, 2000
Recording No.: 200009210081

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kevin P. Welch, et ux
Purpose: Ingress, egress, and utilities
Recording Date: May 7, 1999
Recording No.: 9905070123
Affects: Southern portion of said premises

4. Agreement with respect to maintenance & repair, contributions & non-application of conditions, covenants & restrictions and the terms and conditions thereof:

Recording Date: September 21, 2000
Recording No.: 200009210080

5. Record of Survey

Recording Date: January 11, 2001
Recording No.: 200101110140

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Skagit County Assessor's map for the Northwest Quarter of Section 35, Township 35 North, Range 1 East. Said property is not correctly depicted on said map.

7. Agreement and the terms and conditions thereof:

Recording Date: September 21, 2000
Recording No.: 200009210082
Regarding: Construction activities and for rights of purchase and limited right of first refusal

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by Del Mar Community Services.

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.



EXHIBIT "B"
Exceptions

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.

