

When recorded return to:
Jonathan I. Petrich and Alia L. Petrich
6362 South Shore Road
Anacortes, WA 98221



201202010092
Skagit County Auditor

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Recorded at the request of:

File Number: A102474

Statutory Warranty Deed

A102474
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Richard Longstreet, Trustee of the Longstreet Family Trust, dated August 1, 2005 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Jonathan I. Petrich and Alia L. Petrich, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 7, Township 35, Range 2; Ptn. NE NE (aka Ptn. Lot 2, Short Plat No. 40-87)

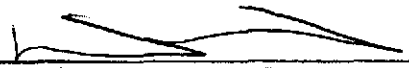
For Full Legal See Attached Exhibit "A"

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

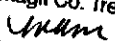
Tax Parcel Number(s): P32781, 350207-1-001-0106

Dated ~~1/24/2012~~ 1/27/12

Longstreet Family Trust dated August 1, 2005


By: Richard Longstreet, Trustee

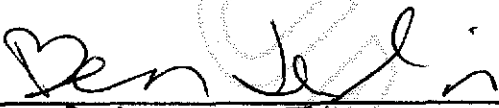
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012256
FEB 01 2012

Amount Paid \$ 5078.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit King } SS:

I certify that I know or have satisfactory evidence that Richard Longstreet is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Longstreet Family Trust dated August 1, 2005, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/27/2012



Vicki L. Hoffman Benjamin de Fiebre
Notary Public in and for the State of Washington
Residing at Anacortes, Washington Seattle WA King County
My appointment expires: 10/08/2013 2/5/2015

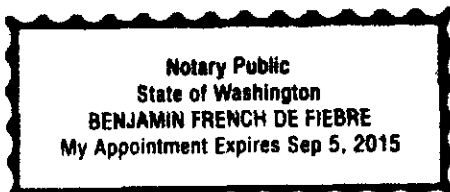


EXHIBIT A

Lot 2 of Skagit County Short Plat No. 40-87 as approved December 11, 1987, and recorded December 17, 1987, in Volume 8 of Short Plats, page 5, under Auditor's File No. 8712170003, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 2 East, W.M.;

EXCEPT that portion of said Lot 2, Short Plat No. 40-87, as described as follows:

Beginning at the Northeast corner of said Lot 2; thence North $88^{\circ}54'26''$ West, along the North line of said Lot 2, a distance of 165.40 feet to the true point of beginning; thence continuing North $88^{\circ}54'26''$ West, along said North line, a distance of 167.14 feet to the Northwest corner of said Lot 2; thence South $00^{\circ}34'47''$ West, along the West line of said Lot 2, a distance of 501.78; thence North $19^{\circ}03'12''$ East a distance of 527.46 feet to the true point of beginning;

TOGETHER WITH that portion of Lot 1, Short Plat No. 40-87, approved December 11, 1987, recorded December 17, 1987 in Volume 8 of Short Plats, page 5, under Auditor's File No. 8712170003, and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Lot 1; thence South $88^{\circ}31'40''$ East, along the South line of said Lot 1, a distance of 143.85 feet to the true point of beginning; thence continuing South $88^{\circ}31'40''$ East, along said South line, a distance of 166.00 feet to the Southeast corner of said Lot 1; thence North $00^{\circ}34'47''$ East, along the East line of said Lot 1, a distance of 499.41; thence South $19^{\circ}03'12''$ West a distance of 523.82 feet to the true point of beginning;

AND ALSO TOGETHER WITH an easement for access and utilities over the South 30 feet of said Lot 1, Short Plat No. 40-87 lying West of the above described portion of said Lot 1.



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EXHIBIT "B"

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 40-87
Recorded: December 17, 1987
Auditor's No: 8712170003

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual drainfield systems
4. Water – Individual wells
5. Thirty (30) foot access and utility easement

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: May 22, 1989
Auditor's No: 8905220007
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A 10 foot wide strip of land

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Richard Longstreet and Kathleen Longstreet, husband and wife
And: Raymond Maichen and Aubre Adams, husband and wife
Recorded: November 16, 1989
Auditor's No: 8911160027
Regarding: Water Well and Water System Agreement



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D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: April 23, 1991
Auditor's No: 9104230089
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A 10 foot wide strip of land

E. RESERVATIONS CONTAINED IN DEED

Executed by: Richard Longstreet and Kathy Longstreet, husband and wife
Recorded: June 30, 1997
Auditor's No: 9706300075
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

F. RESERVATIONS CONTAINED IN DEED

Executed by: Raymond Maichen and Sherry Aubre Adams, husband and wife
Recorded: June 30, 1997
Auditor's No: 9706300076
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 4, 2000
Auditor's No.: 200012040106
Document Title: Mitigation Plan
Regarding: Public Water System Wellhead Protection Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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