

AFTER RECORDING MAIL TO:

Bernard Alonzo and Mary Christine Erickson
17001 Brentwood PI NE
Lake Forest Park, WA 98155



201208060088

Skagit County Auditor

8/6/2012 Page 1 of 6 1:38PM

Filed for Record at Request of:
First American Title Insurance Company National Commercial
Services

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GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

104032-1

File No: **NCS-552887-WA1 (II)**

Date: **August 6, 2012**

Grantor(s): **Lynn Laurel and Edmond Glen Turner**

Grantee(s): **Bernard Alonzo and Mary Christine Erickson**

Abbreviated Legal: **SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST; PTN. GOV'T LOT 2**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P118924 and P48560 and P118998**

THE GRANTOR(S) Lynn Laurel, as her separate estate, as to an undivided 64% interest and Edmond Glen Turner, as his separate estate as to an undivided 36% interest for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Bernard Alonzo and Mary Christine Erickson, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 82.5 FEET NORTH OF THE MEANDER CORNER POST IN THE RIGHT BANK OF THE NORTH SAMISH RIVER WHERE THE SECTION LINE BETWEEN SECTIONS 32 AND 33 CROSSES SAID NORTH SAMISH RIVER; THENCE NORTH 265.32 FEET; THENCE EAST 204.6 FEET; THENCE SOUTH 161.04 FEET; THENCE SOUTH 63 DEGREES WEST, 229.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "B":

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Page 1 of 1

2012 2366

LPB 10-05

AUG 06 2012

Amount Paid \$ 6858.⁰⁰
Skagit Co. Treasurer
By *Indm* Deputy

A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER POST IN THE RIGHT BANK OF THE NORTH SAMISH RIVER WHERE THE WEST LINE SAID SECTION 33 CROSSES SAID NORTH SAMISH RIVER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 25'38" EAST A DISTANCE OF 347.82 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HENRI TIMMERS BY DEED RECORDED UNDER FILE NO. 9306210137 IN THE OFFICE OF THE AUDITOR, SAID COUNTY AND STATE, AND THE POINT OF BEGINNING. SAID POINT ALSO BEARS SOUTH 00 DEGREES 25'38" WEST A DISTANCE OF 53.01 FEET FROM A 2" BRASS CAP ON A PIPE MARKING THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE SAID WEST LINE OF SECTION 33, NORTH 00 DEGREES 25'38" EAST A DISTANCE OF 53.01 FEET TO THE SAID WEST QUARTER CORNER; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, NORTH 89 DEGREES 36'36" EAST A DISTANCE OF 53.83 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 46.49 FEET A CENTRAL ANGLE OF 66 DEGREES 47'19", AN ARC DISTANCE OF 54.20 FEET AND A RADIUS POINT WHICH BEARS NORTH 74 DEGREES 55'19" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTH 81 DEGREES 52'00" EAST A DISTANCE OF 116.78 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.22 FEET, A CENTRAL ANGLE OF 75 DEGREES 52'26", AN ARC DISTANCE OF 66.50 FEET AND A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARK WHEELER AND CYNTHIA JOHNSON BY RECORDING NO. 9508160055 SAID COUNTY AND STATE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 34'02" EAST A DISTANCE OF 170.23 FEET TO THE NORTH SAMISH RIVER; THENCE WESTERLY ALONG SAID NORTH SAMISH RIVER TO AN INTERSECTION WITH THE EAST LINE OF SAID TIMMERS TRACT PROJECTED SOUTHERLY; THENCE NORTH ALONG SAID PROJECTED LINE TO THE SOUTHEAST CORNER OF SAID TIMMERS PROPERTY; THENCE ALONG THE BOUNDARY OF SAID TIMMERS PROPERTY THE FOLLOWING 2 COURSES AND DISTANCES; THENCE NORTH 161.04 FEET; THENCE WEST 204.60 FEET TO THE NORTHWEST CORNER OF SAID TIMMERS PROPERTY AND THE POINT OF RECORDING; EXCEPT ANY PORTION THEREOF LYING WITHIN THE DIKING DISTRICT AND DRAINAGE DISTRICT RIGHT-OF-WAYS.

Subject To: SEE ATTACHED EXHIBIT 'A' FOR PERMITTED EXCEPTIONS WHICH IS MADE A PART HERETO BY THIS REFERENCE.



APN: P118924

Statutory Warranty Deed
- continued

File No.: NCS-552887-WA1 (II)

Lynn Laurel

Lynn Laurel

Edmond Glen Turner

Edmond Glen Turner

STATE OF Washington)

COUNTY OF Skagit)

-ss

NOTARY PUBLIC
STATE OF WASHINGTON

KAREN ALDERSON

My Appointment Expires Mar 28, 2015

I certify that I know or have satisfactory evidence that **Lynn Laurel and Edmond Glen Turner**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/~~they~~ signed this instrument and acknowledged it to be his/her/~~their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug. 2nd 2012

Karen Alderson

Notary Public in and for the State of Washington

Residing at: Bellingham

My appointment expires: 3-28-15



201208060088

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Exhibit "A"
Permitted Exceptions

1. **General Taxes:**

Year: 2012
Amount Billed: \$ 3,319.60
Amount Paid: \$ 1,659.85
Tax Account No.: 360333-0-028-0004 (P48560)
Affects: Parcel A

Said taxes will not become delinquent if paid on or before October 31st.

General Taxes for the year 2012 in the amount of \$ 29.80, have been paid in full for Tax Account No. 360333-0-001-0200 (P118924) (Affects Ptn. of Parcel B).

General Taxes for the year 2012 in the amount of \$ 14.95, have been paid in full for Tax Account No. 360333-0-003-0100 (P118998) (Affects remainder of Parcel B).

2. For easements, restrictions or other exceptions, see Schedule "B-1", attached hereto.

SCHEDULE "B-1"

EXCEPTIONS:

A. Agreement, and the terms and provisions thereof:

Between: United States Department of Agriculture Farmers Home Administration
And: David H. Matthies
Dated: October 4, 1957
Recorded: October 4, 1957
Auditor's No.: 556875
Regarding: Agreement as to Status of Property
Affects: Includes other property

B. Easement and provisions therein:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Dated: December 19, 1958
Recorded: December 29, 1958
Auditor's No.: 574634
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Portion of the subject property



201208060088
Skagit County Auditor

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Any adverse claim by reason of any change in the location of the boundaries of said premises, which may have resulted from, any change in the location of the River/Creek herein named since the date herein set forth.

River/Creek Samish River

E. Easement, including terms and provisions thereof:

Grantee: Samish Bay Properties, Inc., a Washington corporation
Recorded: June 21, 1993
Auditor's No. 9306210136
Purpose: An exclusive easement for ingress, egress and utilities
Area Affected: Over, under and across a strip of land 24 feet in width along the Southerly line of subject property

F. Easement, including terms and provisions thereof:

Grantee: Skagit County
Recorded: July 2, 1997
Auditor's No. 9707020043
Purpose: Construction and maintenance for sewer services
Area Affected: Portion of subject property

G. Agreement, and the terms and provisions thereof:

Between: Cynthia B. Johnson and Mark F. Wheeler, Robert N. Downen, Amy Downen, Henri Timmers, Ronald C. Knutzen and Marilyn E. Knutzen
Dated: Knutzen and Marilyn E. Knutzen
Recorded: February 8, 2002
Auditor's No.: 200202080092
Regarding: Settlement Agreement and Mutual Release

H. Reservations, provisions and/or exceptions contained in instrument:

Executed By: Mark F. Wheeler and Cynthia B. Johnson, husband and wife
Recorded: April 3, 2002
Auditor's No.: 200204030057

I. Regulatory notice/agreement that may include covenants, conditions and restrictions affecting the subject property:



201208060088
Skagit County Auditor

Recorded: April 3, 2002
Auditor's No.: 200204030058
Regarding: Property designated Agricultural Lands by Skagit
County

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

J. Easement, including terms and provisions thereof:

Grantee: Mark Wheeler and Cynthia Johnson, husband and wife
Recorded: April 3, 2002
Auditor's No. 200204030059
Purpose: A permanent, non-exclusive, appurtenant easement for ingress and egress over and across subject property
Area Affected: Subject property and includes other property

K. Lot certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Recorded: February 3, 2006
Auditor's No.: 200602030162

L. Easement, including terms and provisions thereof:

Grantee: Jan G. Davis
Recorded: June 29, 2006
Auditor's No. 200606290110
Purpose: Ingress, egress and utilities
Area Affected: Portion of subject property

Said easement was partially assigned to Randolph R. King, a single man, under Auditor's File No. 200912070203.



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