

When recorded return to:  
John Hull and Bonnie Hull  
801 Fidalgo  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 104784



201211190138  
Skagit County Auditor

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### Statutory Warranty Deed

104784-2  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS CRAIG MEYER AND RICHARD MEYER, EACH AS THEIR SEPARATE ESTATE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Hull and Bonnie Hull, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Lots 10, 12 and 13 Chase Acreage

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): P111528, 3881-000-013-0100

Dated 11-13-12

Craig Meyer

Richard Meyer

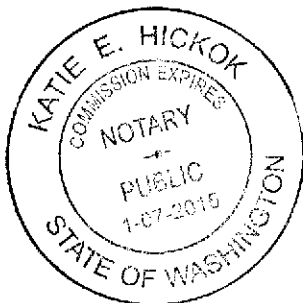
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 3689  
NOV 19 2012

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 1607.00  
Skagit Co. Treasurer  
by [Signature] Deputy

I certify that I know or have satisfactory evidence that Craig Meyer and Richard Meyer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-13-12



Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2015

## EXHIBIT A

That portion of Lot 13 of "CHASE ACREAGE", as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, lying Southwesterly of Hanson Creek;

TOGETHER WITH that portion of Lots 10 and 12 of said "CHASE ACREAGE", lying East of the following described line:

Commencing at the Northwest corner of said Lot 10; thence South 89 degrees 52'24" East along the North line of said Lot 10, a distance of 124.50 feet to the point of beginning of this line description; thence South 15 degrees 05'47" East, a distance of 106.96 feet; thence South 00 degrees of 118.48 feet; thence South 00 degrees 24'40" East, a distance of 268 feet, more or less, to the North line of Minkler Road and end of this line description;

ALSO TOGETHER WITH that portion of Chase Road as shown on the face of said "CHASE ACREAGE" lying North of the North boundary line of Minkler Road, and South of the North boundary line of Lot 10 of the "CHASE ACREAGE", extended Easterly;

EXCEPT the "as built" Chase Road right-of-way conveyed to Skagit County by Deed recorded August 14, 1997, under Skagit County Auditor's File No. 9708140092.



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## Exhibit B

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 104784  
6 of 11

### SCHEDULE "B-1"

#### EXCEPTIONS:

##### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: June 13, 1945  
Recorded: June 16, 1945  
Auditor's No: 381158 (Volume 201, page 568)  
Purpose: Construct, maintain, etc., an electric transmission and distribution line  
Area Affected: As center has been surveyed and located over and across said land

##### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: July 1, 1959  
Recorded: July 1, 1959  
Auditor's No: 582606 (Volume 303, page 220)  
Purpose: Construct, maintain, etc., electric transmission and/or distribution line  
Affects: The center line of such transmission and/or distribution line shall be located as follows:

Beginning at the 1/4 corner common to Sections 19 and 20, Township 35 North, Range 5 East W.M.; thence North 87 degrees 55' 30" West a distance of 255.3 feet to the true point of beginning; thence North 19 degrees 43' 30" West a distance of 23.25 feet; thence North 0 degrees 17' 30" East to the North boundary line of the above described tracts.

##### C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: July 31, 1962  
Recorded: August 6, 1962  
Auditor's No: 624743 (Volume 325, page 36)  
Purpose: Install, maintain, etc., an electric line  
Area Affected: As constructed

##### D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: February 20, 1979  
Recorded: February 20, 1979  
Auditor's No: 7902200013  
Purpose: Install, use and maintain guy wires and four anchors  
Area Affected: The South 100 feet of subject property



E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: August 19, 1991  
Recorded: September 18, 1991  
Auditor's No: 9109180024  
Purpose: Electric transmission and/or distribution system, etc.  
Area Affected: A portion of the subject property

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: May 25, 1925  
Recorded: November 12, 1925  
Auditor's No: 188882  
Purpose: Erect and maintain thereon electric transmission lines, guys and anchors

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington  
Dated: May 10, 1948  
Recorded: August 18, 1948  
Auditor's No: 421728  
Purpose: A perpetual easement and right to enter upon, dredge, construct, operate, maintain, repair, rebuild and patrol the channel of Hanson Creek, embankments and any and all flood control work and structures  
Area Affected: A tract of land 40 feet wide lying on the Southwest side of the centerline of Hanson Creek

H. 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, or its banks, or which may result from such change in the future.

River/Creek: Hanson Creek

I. RESERVATIONS CONTAINED IN DEED

Executed by: Thurston G. Delano  
Recorded: February 24, 1997  
Auditor's No: 9702240053  
As Follows:

"BOUNDARY LINE ADJUSTMENT. The land described shall be combined with the applicable adjacent lots, as boundary line adjustment, and shall not be conveyed as a separate building lot without compliance with the Skagit County Subdivision ordinance."

