

AFTER RECORDING MAIL TO:

Camron M. McGown
55065 E Sauk Lane
Darrington, WA 98241



201301250160
Skagit County Auditor

1/25/2013 Page 1 of 4 1:49PM

CHICAGO TITLE

620017368

STATUTORY WARRANTY DEED

Escrow No. 12110262NS
Title Order No. 620017368

THE GRANTOR(S) Hansen & Hansen Construction, Inc., a Washington Corporation

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys, and warrants to **Camron M. McGown**, an unmarried man as his separate estate

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

See Exhibit "A" attached hereto

Abbreviated Legal: (Required is full legal not inserted above) Ptn GL 7, 32-33-10 (AKA Tract 7 Trail Creek Survey)

Tax Parcel Number(s): P18871 331032-0-007-1101

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620017368, issued by Chicago Title Insurance Company, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: January 23, 2013

Hansen & Hansen Construction, a Washington Corporation


BY: 

Ronald A. Hansen
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

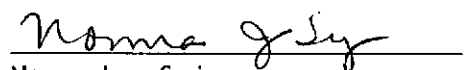
2013 267

JAN 25 2013

Amount Paid \$ 3742.11
By  Deputy

I certify or have satisfactory evidence that Ronald A. Hansen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Hansen and Hansen Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 24, 2013



Norma Jean Syrie
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 01/01/15

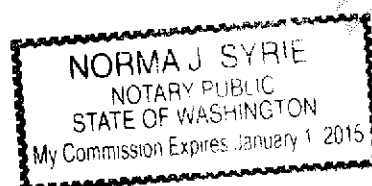


EXHIBIT "A"

For APN/Parcel ID(s): P18871 / 331032-0-007- 11D \

Beginning at the West Quarter corner of Section 32, Township 33 North, Range 10 East of the Willamette Meridian;

Thence along the West line of said Section 32, South 01°21'02" West 177.33 feet;

Thence South 89°11'09" East, 30.00 feet to a point on the East line of the existing county road and the true point of beginning;

Thence along said East line South 01°21'02" West, 219.74 feet;

Thence leaving said East line South 89°11'09" East to the Sauk River;

Thence along the Sauk River and along the Southeasterly line of Government Lot 7 in a Northeasterly direction to a point whence the true point of beginning bears North 89°11'09" West;

Thence North 89°11'09" West to the true point of beginning.

The above described parcel lies wholly within Government Lot 7, Section 32, Township 33 North, Range 10 East of the Willamette Meridian.

(Also known as Tract 7, TRAIL CREEK, according to the plat thereof, recorded in Volume 92 of Plats, pages 576 through 589, inclusive, records of Skagit County, Washington).

Situated in Skagit County, Washington.



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EXHIBIT "B"

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: November 15, 1972

Auditor's No(s): 776807, records of Skagit County, Washington

Executed By: The Quadrant Corporation

AMENDED by instrument(s):

Recorded: November 15, 1972, September 23, 1993, September 29, 1993, October 19, 1993 and November 1, 1993

Auditor's No(s): 772763, 9309230009, 9309290013, 9310190027 and 9311010080, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 15, 1972

Auditor's No(s): 776807, records of Skagit County, Washington

Imposed By: Trail Creek Community Association, a Washington non-profit corporation

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

Auditor's No(s): 772764, records of Skagit County, Washington

For: Ingress, egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

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

Recorded: May 10, 1973

Auditor's No(s): 784768, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Snohomish County

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All private roads within Trail Creek

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

Recorded: March 14, 1980

Auditor's No(s): 8003140045, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Snohomish County

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

Note: Exact location and extent of easement is undisclosed of record

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

Recorded: November 13, 1963

Auditor's No(s): 643293, records of Skagit County, Washington

In favor of: Skagit County

For: County Road

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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 TRAIL CREEK SURVEY:

Recording No: 772764



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EXHIBIT "B" (cont.)

Exceptions and reservations as contained in instrument;

From: Sound Timber Company

Auditor's No.: 440499, records of Skagit County, Washington

As Follows:

The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves as Trustees for the Stockholders of The Sound Timber Company, their successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon the other lands in King, Snohomish and Skagit Counties hereinabove partially described, including but not limited to, coal, oil, and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonable necessary from said purpose; provided that the Grantee, and the Grantee's successors and assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvement thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

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: August 24, 1891

Auditor's No(s): 30552, records of Skagit County, Washington

As Follows: There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Assessments, if any, levied by Trail Creek Community Association.



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