

When recorded return to:  
J. Howard Gulley and Barbara A. Gulley  
15815 Yokeko Drive  
Anacortes, WA 98221



201307110066

Skagit County Auditor \$75.00  
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Recorded at the request of:  
Guardian Northwest Title  
File Number: A105841

**Statutory Warranty Deed**

A105841

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John Tibbles, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to J. Howard Gulley and Barbara A. Gulley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 34 North, Range 2 East W.M.; Ptn. of NE SE

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): P20098, 340207-4-001-0200

Dated 7/08/2013

John Tibbles

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132690  
JUL 11 2013

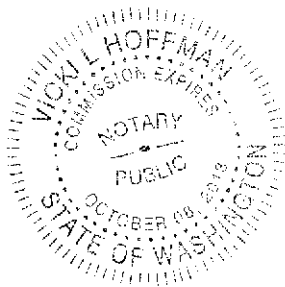
Amount Paid \$ 10,649.40  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Date: 7-10-13

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2013



## EXHIBIT A

Tract "A" of Skagit County Short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979 under Auditor's File No. 7911190060 in Book 3 of Short Plats, page 211, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 34 North, Range 2 East, W.M.

TOGETHER WITH a 60 foot wide non-exclusive easement for road and utilities delineated as Tibbles Lane on the face of the Short Plat.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress, over and across a Southwesterly portion of that portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 7, lying South of Highway 20, as established in that certain Easement Exchange Agreement recorded under Auditor's File No. 8809200062.



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EXHIBIT "B"

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: July 13, 1960  
Recorded: July 21, 1960  
Auditor's No. 596820  
Purpose: Construction, operation and maintenance of electric transmission line, together with right of access  
Area Affected: 20 feet adjacent to the Southeasterly line of State Highway  
Affects: Tibbles Lane

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The City of Oak Harbor, a municipal corporation, its successors and assigns  
Recorded: February 22, 1972  
Auditor's No. 764357  
Purpose: Construct, maintain and operate a water line, together with rights of ingress and egress  
Area Affected: A strip of land 15 feet in width lying Southerly of and adjacent to the Southerly right-of-way of State Highway No. SR 525  
Affects: Tibbles Lane

**C. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:**

Name: Short Plat 5-78  
Recorded: November 19, 1979  
Auditor's No.: 7911190060

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: June 7, 1984  
Auditor's No. 8406070047  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Area Affected: The East 60 feet and the North 60 feet of the subject property



E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William F. Dennis and Cheryl A. Dennis, husband and wife  
Recorded: September 20, 1988  
Auditor's No. 8809200062  
Purpose: Ingress and egress  
Area Affected: The North 60 feet of the subject property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: July 8, 1960  
Auditor's No. 596393  
Purpose: Install, maintain, etc., anchors and guys  
Area Affected: As staked, surveyed and agreed upon by both parties  
Affects: Easement No. 8809200062

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Oak Harbor, a municipal corporation  
Recorded: February 22, 1972  
Auditor's No. 764354  
Purpose: Construct, maintain, etc., a water line  
Area Affected:

A strip of land 15 feet in width lying Southerly of and adjacent to the South right-of-way of State Highway No. SR 525 and lying Westerly of a line perpendicular to the center line of said SR 525 at a point which is 3546.1 feet Westerly of the East line of the Northwest 1/4 of Section 8, said Township 34 North, Range 2 East, W.M., as measured along said center line and Easterly extension thereof.

(Affects Easement No. 8809200062)



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\$75.00

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