



Skagit County Auditor 7/25/2013 Page 1 of 4 1:36PM \$75.00

When recorded return to: Christopher E Belanger and Wendy J Belanger 15869 Andal Lane Mount Vernon, WA 98274

Recorded at the request of: Guardian Northwest Title File Number: 106207

Statutory Warranty Deed

106207-1 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William A. Yarcho and Vicky A. Yarcho, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher E. Belanger and Wendy J. Belanger, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Section 26, Township 34 North, Range 4 East; Ptn. of NW NE aka Lot 2, PL03-0808

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): P124167, 340426-1-003-0500

Dated 7-24-13

William A Yarcho (signature)

Vicky A Yarcho (signature)

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20132922 JUL 25 2013

STATE OF Washington } COUNTY OF Skagit } SS:

Amount Paid \$ 7,481.00 Skagit Co. Treasurer By [signature] Deputy

I certify that I know or have satisfactory evidence that William A Yarcho and Vicky A Yarcho, 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: 7-24-13

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

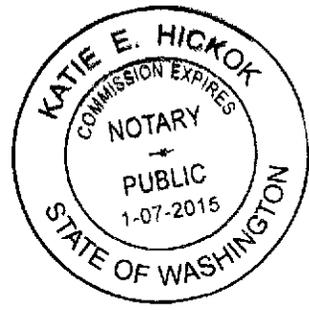


EXHIBIT A

Lot 2, Short Plat No. PL03-0808, approved February 28, 2006, recorded February 28, 2006, under Auditor's File No. 200602280136 being a portion of the Northwest ¼ of the Northeast ¼ of Section 26, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement as reserved in Auditor's File No. 8711130045 for ingress, egress and utilities over and across a 60 foot strip in the said Northeast 1/4 of the Northwest 1/4 of Section 26, and the Southeast 1/4 of the Southwest 1/4 of Section 23, of said Township 34 North, Range 4 East W.M., the centerline of which is described as follows:

Commencing at the North quarter corner of said Section 26; thence South 89 degrees 47'10" West along the North line of said Northeast 1/4 of the Northwest 1/4, a distance of 709.30 feet; thence South 00 degrees 57'04" West, a distance of 1150 feet, more or less, to the Northerly boundary of that county road known as the Andal Road and the terminus of said centerline.

ALSO TOGETHER WITH a non-exclusive easement for access and utility purposes as delineated on the face of Short Plat No. 93-064, recorded as Auditor's File No. 9308110107 over, across and under the West 30 feet of Lot 3 and the East 30 feet of Lot 2 of said Short Plat.

ALSO TOGETHER WITH a non-exclusive easement 60 feet in width for ingress, egress and utilities over Lot 2 of Revised Short Plat No. 93-064 as described in Quit Claim Deed recorded January 13, 2006 under Auditor's File No. 200601130142.

ALSO TOGETHER WITH a non-exclusive easement 30 feet in width over, under and across the West 30 feet of Lots 3 and 4 of said Short Plat No. PL03-0808.



201307250070

LPB 10-05(i-l)
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Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. Reservation of a right of way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in Deed from the Atlas Lumber Company, H. C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927, in Volume 144 of Deeds, page 195. (Affects the Northwest 1/4 of the Northeast 1/4 and other property).

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: April 7, 1992
Recorded: April 15, 1992
Auditor's No. 9204150128
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
Area Affected: As described in said easement, reference to the record is hereby made for full particulars

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: November 13, 1987
Auditor's No. 8711130045
Purpose: Ingress, egress and utilities
Area Affected: Access easement

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

Name: Short Plat No. 91-74
Recorded: December 31, 1991
Auditor's No.: 9112310030

E. ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO:

By: Bill and Vicki Yarcho
And Between: Raudenbaugh, Mott, Bartel and Wheeler
Recorded: January 22, 1992
Auditor's No.: 9201220064

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

Name: Short Plat No. PL03-0808
Recorded: February 28, 2006
Auditor's No.: 200602280136

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Dated: January 3, 2006
Recorded: February 28, 2006
Auditor's No.: 200602280138
Purpose: A non-exclusive perpetual easement establishing a PCA over, along and across those portions of the project, denoted as Protected Critical Area Easement and described on the attached legal description, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCA described therein.
Area Affected: A portion of the subject property

H. 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.

Auditor's No.: 200602280137
Document Title: Plat Lot of Record Certification

I. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 19, 2009
Recorded: March 20, 2009
Auditor's No.: 200903200076
Executed By: William A. Yarcho and Vicky A. Yarcho, husband and wife; Lance J. Campbell and Jamie Campbell, husband and wife; Michael B. Blade and Vicki H. Blade, husband and wife

Said document also contains View Easements.

J. Covenants to prevent practices which might contaminate water supply recorded March 4, 2010, under Auditor's File No. 201003040083.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

