

When recorded return to:  
David M. Camp  
1121 Grant Street  
Bellingham, WA 98225



201308050164

Skagit County Auditor

\$77.00

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245359251

POOR ORIGINAL

CHICAGO TITLE  
620019258

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Sansone, an unmarried man and John C. Bromet, an unmarried man  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

in hand paid, conveys, and warrants to David M. Camp, a married man

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

See attached Exhibit "A" attached hereto and by this reference made a part hereof.

Abbreviated Legal: **Pln. NW 29-35-10**

Tax Parcel Number(s): P45631, P45636, P45639

Subject to:

Subject to Exhibit "B" attached hereto and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**2013 3125**

**AUG 05 2013**

Amount Paid \$ **1340.00**  
Skagit Co. Treasurer  
By **klc** Deputy

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 09.28.12

STATUTORY WARRANTY DEED  
(continued)

Dated: July 22, 2013

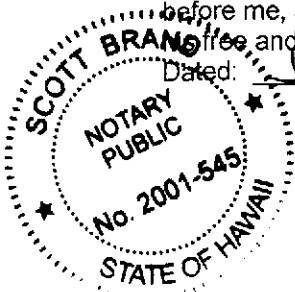
David M Sansone  
David M. Sansone

\_\_\_\_\_  
John C. Bromet

State of Hawaii  
County of Hawaii

I certify that I know or have satisfactory evidence that David M. Sansone is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 2013



Scott Brand  
Name: Scott Brand  
Notary Public in and for the State of Hawaii  
Residing at: 100 Lanahi St Hilo HI 96720  
My appointment expires: 11-25-13

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

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

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



STATUTORY WARRANTY DEED

(continued)

Dated: July 22, 2013

David M. Sansone

John C. Bromet

State of \_\_\_\_\_

of \_\_\_\_\_

I certify that I know or have satisfactory evidence that David M. Sansone is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at: \_\_\_\_\_

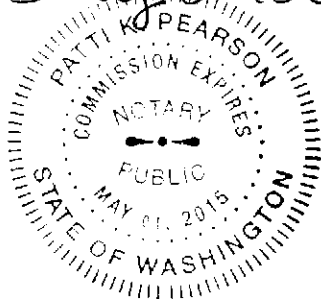
My appointment expires: \_\_\_\_\_

State of Washington

of \_\_\_\_\_

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

Dated: July 29, 2013



Name: Patti K. Pearson

Notary Public in and for the State of Washington

Residing at: Eastsound, WA

My appointment expires: 5-1-2015



EXHIBIT "A"

For APN/Parcel ID(s): P45631 / 351029-0-014-0107, P45636 / 351029-2-002-0008 and P45639 / 351029-2-002-0305

PARCEL A:

That portion of the Northwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the Northwest corner of said Section 29, as shown upon that certain Short Plat No. 112-79, recorded in Volume 4 of Short Plats, page 55, records of Skagit County, Washington; thence South  $47^{\circ}54'35''$  East, 1,563.18 feet to the Northwest corner of that certain tract of land described under Auditor's File No. 625117;

thence Southeasterly, parallel to the North line of Conrad Road "as -built", along a curve to the right, having a radius of 1,092.43 feet, the radial bearing being South  $12^{\circ}07'46''$  West, through a central angle of  $04^{\circ}23'47''$ , for an arc distance of 83.82 feet to a point on the centerline of the abandoned Seattle City Light Railroad right-of-way;

thence along said centerline the following four courses and distance:

North  $33^{\circ}59'43''$  East 535.47 feet;

Northeasterly along a curve to the right, having a radius of 955.37 feet, through a central angle of  $18^{\circ}35'48''$ , for an arc distance of 310.09 feet;

North  $52^{\circ}35'31''$  East 873.81 feet;

Northeasterly along a curve to the right, having a radius of 955.37 feet, through a central angle of  $00^{\circ}27'10''$ , for an arc distance of 7.55 feet to the North line of said

Northwest  $\frac{1}{4}$  of Section 29;

thence South  $86^{\circ}50'14''$  West, along the North line of said Northwest  $\frac{1}{4}$ , for a distance of 2,456.16 feet to the point of beginning.

EXCEPT the east 3.00 acres conveyed in Boundary Line Adjustment Deed recorded April 11, 2006 under Skagit County Auditor's File No. 200604110008 being a portion of the Northwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 10 East, W.M., and bounded as follows:

On the North by the North line of said Section 29; on the Southeast by the centerline of the abandoned Seattle City Light Railroad Right-of-Way; on the West by a line that is parallel with the West line of said Section 29 and extends from the centerline of the Seattle City Light Railroad Right-of-Way to the North line of said Section 29.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement 60 feet in width lying 30 feet on either side of a centerline described as follows:

A strip of land 30 feet in width in the Northwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 10 East, W.M., the centerline of which is described as follows:

Beginning at the intersection of the centerline of Conrad Road with the West line of said Northwest  $\frac{1}{4}$  as



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EXHIBIT "A" CONT.

**SCHEDULE A**  
(continued)

shown upon that certain Short Plat No. 112-79, recorded in Volume 4 of Short Plats, at page 55, records of Skagit County, Washington;  
thence North 74°58'24" East 1,099.71 feet to the intersection of the North right-of-way line of "As-built" Conrad Road with the centerline of the abandoned Seattle City Light Railroad right-of-way and the point of beginning of herein described centerline, said point of beginning also being a point on the South line of that certain tract of land described under Auditor's File No. 625117;  
thence North 33°59'43" East, along said Railroad right-of-way centerline, for a distance of 339.41 feet to a point on the North line of that certain tract of land described under Auditor's File No. 625117 and the terminus of herein described centerline.

(The Basis of Bearings of this description is that certain Short Plat No. 112-79, recorded in Volume 4 of Short Plats at page 55, records of Skagit County, Washington.)

Situated in Skagit County, Washington.



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EXHIBIT "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington Telephone Company

Purpose:

With the right, privilege and authority to construct, reconstruct, operate, inspect, maintain or remove lines of telephone and telegraph, or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances as the grantee may from time to time require

Recording Date: January 5, 1968

Recording No.: 708711

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Russell & Tammy Johnson

Purpose: Access and utilities

Recording Date: July 1, 1993

Recording No.: 9307010113

Affects:

A 30-foot strip of land, the centerline of which is the centerline of the abandoned Seattle City Light Railroad right-of-way

3. Covenant to bear equal share in the cost of construction or repair of easement. Easement for which was granted over adjacent property

Recording Date: December 27, 1988

Recording No.: 8812270010

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 18, 2006

Recording No.: 200605180125



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