

WHEN RECORDED MAIL TO:

T. RANDALL GROVE
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086



Skagit County Auditor

\$74.00

8/26/2013 Page

1 of

3 3:06PM

Space Above for Recording Information Only

WARRANTY DEED

(TRANSFER TO TRUST WITHOUT CONSIDERATION)

THE GRANTORS, HAROLD A. TEGTHOF and SUSAN E. TEGTHOF, husband and wife, convey and warrant to GRANTEES, HAROLD A. TEGTHOF and SUSAN E. TEGTHOF, Trustees of the Tegthof Family Trust dated 8/16, 2013, as amended, all of their interest in the following described real estate situated in Skagit County, State of Washington:

Lot 7, PLAT OF TINAS COMA, according to the plat thereof recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Subject to the matters listed on Exhibit A attached hereto and incorporated by reference.

Assessor's Parcel No.: P117042 and 4755-000-007-0000

The liability and obligations of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 16 day of August, 2013.


HAROLD A. TEGTHOF, Grantor


SUSAN E. TEGTHOF, Grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

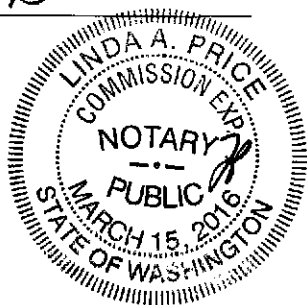
20133453
AUG 26 2013

STATE OF WASHINGTON)
) ss.
County of Clark)

Amount Paid \$0
Skagit Co. Treasurer
By Nam Deputy

I certify that I know or have satisfactory evidence that HAROLD A. TEGTHOF and SUSAN E. TEGTHOF are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 8/16/13





Notary Public in and for the State of Washington,
Residing at Clark County.
My appointment expires: 3/15/16

EXHIBIT A

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

Recorded:

Auditor's No(s): 92101, records of Skagit County, Washington

In favor of: W.R. Morgan

For: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress

Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of said Lot 21

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

Recorded: March 21, 1962

Auditor's No(s): 619347, records of Skagit County, Washington

In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons

Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington; Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

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

Recorded: January 3, 1967

Auditor's No(s): 692899, records of Skagit County, Washington

In favor of: August Bendtsen

Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. _____ in the office of Skagit County, Washington.
2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.
3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.
4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.
5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

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

Recorded: July 6, 1977

Auditor's No(s): 859943, records of Skagit County, Washington

In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light

For: Utility Purposes

Affects: That part of Anacortes Street which is as it extends between Tracts 21, 20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"

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

Recorded: August 21, 1979

Auditor's No(s): 7908210054, records of Skagit County, Washington

In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation

For: Ingress and egress and for AC Power and Telephone Lines



201308260176

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

Recorded: October 25, 1994

Auditor's No(s): 9410250042, records of Skagit County, Washington

In favor of: The State of Washington

Purpose: Easement No. 1: A non exclusive easement for ingress and egress and utilities
Easement No. 2: Easement for clear and open beam paths

Affects:

Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.

Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81 degrees and 173 degrees true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

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 TINAS COMA:

Recording No: 20000811004

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: December 29, 1995

Auditor's No(s): 9512290071, records of Skagit County, Washington

As Follows: Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage Northwest, and an area known as the landfill and easements for ingress and egress and utilities to these parcels. All of which matters are contained in a document entitled "Burlington Hill Agreement" executed contemporaneously with this document

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Executed By: Property Investors, LLC

AMENDED by instrument(s):

Recorded: September 2, 2005

Auditor's No(s): 200509020143, records of Skagit County, Washington

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

Recorded: August 24, 2000

Auditor's No(s): 200008240006, records of Skagit County, Washington

In favor of: Property Investors, L.L.C., a Washington limited liability company

For: Ingress, egress and utilities

Affects: Said premises and other property

