

When recorded return to:
Tybalt J. Quale
12699 Merrifield Road
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00
11/27/2013 Page 1 of 5 2:24PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 4761
NOV 27 2013

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020249

Amount Paid \$ 4,631.²²
Skagit Co. Treasurer
By *mlm* Deputy

CHICAGO TITLE
620020249

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald R. Schauer and Susan J. Schauer, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tybalt J. Quale, a single man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The South 226.00 feet of the West 192.74 feet of the Southwest Quarter of the Northeast Quarter
of the Southeast Quarter of Section 6, Township 34 North, Range 5 East of the Willamette
Meridian.

Situated in Skagit County, Washington.

PARCEL B:

The South 330.00 feet of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter
of Section 6, Township 34 North, Range 5 East of the Willamette Meridian;

EXCEPT the West 192.74 feet of the South 226.00 feet thereof.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for road purposes and utilities over the West 40 feet of the Northwest
Quarter of the Northeast Quarter of the Southeast Quarter and over the West 40.00 feet of the
Southwest Quarter of the Northeast Quarter of the Southeast Quarter;

EXCEPT the South 330.00 feet thereof, of said Section 6.

Situated in Skagit County, Washington.

PARCEL D:

A non-exclusive easement for ingress, egress and utilities, over, across and under the West 15
feet of that portion of the Southeast Quarter of the Northeast Quarter of said Section 6, Township
34 North, Range 5 East of the Willamette Meridian, lying Southerly of the County Road as granted
by deed recorded November 17, 1930, under Auditor's File No. 238744, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

P30160 / P30162

STATUTORY WARRANTY DEED
(continued)

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P30160 / 340506-4-001-0109, P30162 / 340506-4-001-0307

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 25, 2013

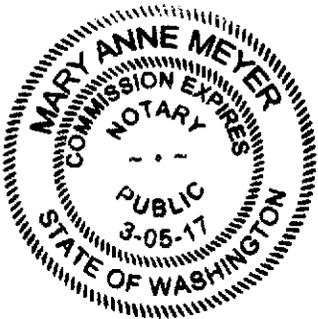
Ronald R. Schauer
Ronald R. Schauer

Susan J. Schauer
Susan J. Schauer

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Ronald R. Schauer & Susan J. Schauer is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 25, 2013



Mary Anne Meyer
Name: MARY ANNE MEYER
Notary Public in and for the State of WA
Residing at: New-Welch, WA
My appointment expires: 3-5-17



EXHIBIT "A"
Exceptions

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

Granted to: Bradsberry Logging Company
Purpose: Ingress and egress
Recording Date: October 14, 1949
Recording No.: 436947
Affects: Parcel D

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

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Constructing, maintaining, etc pipeline or pipelines
Recording Date: September 14, 1956
Recording No.: 541483
Affects: Said premises and other property

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

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Constructing, maintaining, etc pipeline or pipelines
Recording Date: September 14, 1956
Recording No.: 541504
Affects: Parcels C and D

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 6, 1957
Recording No.: 558165
Affects: Parcels C and D

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

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Access road
Recording Date: January 8, 1958
Recording No.: 560456
Affects: The North 15 feet of Parcel C

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

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Access road
Recording Date: January 8, 1958
Recording No.: 560457
Affects: Parcels C and D

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

Granted to: Water pipeline and appurtenances
Purpose: Water pipeline and appurtenances
Recording Date: May 2, 1961
Recording No.: 607098
Affects: Parcel C

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



EXHIBIT "A"

Exceptions
(continued)

document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 1, 1966
Recording No.: 690368
Affects: Parcels C and D

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 21, 1966
Recording No.: 692443
Affects: Parcels C and D

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

Purpose: Ingress and egress
Recording Date: February 17, 1976
Recording No.: 830285
Affects: 15 foot strip in Parcel C

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

Granted to: Clear Lake Lumber Company
Purpose: Right to construct logging road
Recording Date: April 23, 1912
Recording No.: 91029
Affects: Parcels A and B and other property

Note: The exact location and extent of said easement is not disclosed of record

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 26, 1924
Recording No.: 177541
Affects: Parcels C and D

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 9, 1957
Recording No.: 558161
Affects: Parcels C and D

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 1, 1927
Recording No.: 208980



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EXHIBIT "A"

Exceptions
(continued)

Affects: Parcels C and D

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 7, 1972
Recording No.: 773671
Affects: Parcel A

Note: Exact location and extent of said easement is not disclosed of record

16. Agreement between Pacific Northwest Pipeline and Jack Johnson, and the terms and conditions thereof

Recording Date: January 8, 1958
Recording No.: 560461
Regarding: Ratification of terms in that easement recorded under Auditor's File No. 541504

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

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201311270122