

After Recording Return To:



201312230047

Skagit County Auditor

\$78.00

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7 11:08AM

CHICAGO TITLE
620020063

STATUTORY WARRANTY DEED

GRANTORS:

20135107
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 23 2013

Amount Paid \$ 2924.20
Skagit Co. Treasurer
By *MF* Deputy

H. EUGENE ROBBINS and JUDY ROBBINS, husband and wife;
GERALD L. ROBBINS and DORIS ROBBINS, husband and wife;
JOHN A. ROBBINS and LINDA ROBBINS, husband and wife; and
JAMES M. ROBBINS and BETTE L. ROBBINS, husband and wife

GRANTEES:

DAVID GOULD and AMY GOULD, husband and wife

Legal Descriptions:

Abbreviated Form: Ptn Gov. Lot 4 33-36N-3E W.M.

Additional on: 1 - 2

Assessor's Tax Parcel Nos.: 4099-004-900-0007 (P72962)

THE GRANTORS, H. EUGENE ROBBINS and JUDY ROBBINS, husband and wife; GERALD L. ROBBINS and DORIS ROBBINS, husband and wife; JOHN A. ROBBINS and LINDA ROBBINS, husband and wife; and JAMES M. ROBBINS and BETTE L. ROBBINS, husband and wife, (collectively the "Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to DAVID GOULD and AMY GOULD, husband and wife ("Grantee"), the following described real property (the "Real Property"), situated in the County of Skagit, State of Washington, to wit:

That portion of Government Lot 4, Section 33, Township 36 North, Range 3 east,

STATUTORY WARRANTY DEED
WITH RESERVATION OF EASEMENT

W.M., described as follows:

Beginning at a point 981 feet North of the Southwest corner of said Section 33;
Thence South 87 degrees 11' East 114.6 feet, more or less, to the West line of
Cains Court as shown in Edison (Haller's Addition);
Thence South along the West line of Cains Court to the North line of Gilmore
Avenue;
Thence Westerly along Gilmore Avenue as shown on said plat of Edison to the
West line of said Section 33, at a point 906.2 feet North of the Southwest corner
of the Section;
Thence North to the point of beginning.

Situate in Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH easements, reservations,
restrictions, covenants, liens, leases, court causes, and other instruments of
record.

Reservation of Easement(s)

THE GRANTORS as owners of the real property described as follows (the "Robbins Parcel"):

That portion of Government Lot 9, Section 32, Township 36 North, Range 3 East, W.M.,
described as follows:

Beginning at a point 906.2 feet North of the Southeast corner of said Section 32;
Thence North 83.8 feet;
Thence North 63 degrees 40' West 58 feet, more or less, to the North Samish river;
Thence Southwesterly along said river bank to a point North 63 degrees 40' West of the
point of beginning;
Thence South 63 degrees 40' East 135 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

hereby reserve unto themselves and their heirs and assigns a non-exclusive perpetual easement
for the purpose of ingress and egress (the "Access Easement") over, under, through and along the
above described Real Property being conveyed to the Grantees, running from the paved public
right of way being comprised of Farm-to-Market Road, Cains Court or Gilmore Avenue,
collectively on the South and East sides of the Real Property, across the Real Property to the
Eastern edge of the Robbins Parcel, and being at least the minimum size required by Skagit
County sufficient to provide vehicular access to the Robbins Parcel, modified in location as is
reasonably necessary to accommodate the Grantees use of the Real Property, the cost of any such

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WITH RESERVATION OF EASEMENT

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relocation of sufficient right or way for the Access Easement being borne by the Grantee.

THE GRANTORS, as owners of the Robbins Parcel further hereby reserve unto themselves and their heirs and assigns non-exclusive perpetual easements for utility, repair and maintenance purposes only (the "Utility Easements"), over, under, upon and along an area ten (10) feet in width and being five (5) feet on either side of all existing installed utilities on or below the Real Property that service the Robbins Parcel, including any water, sewer, power and telecommunication lines, including the right to enter upon the Real Property for purposes of installation, repair and maintenance of utilities in a reasonable manner. The Grantees shall maintain a right to relocate the Utility Easements, so long as any such relocation does not cause a decrease in services provided to the Robbins Parcel, as is necessary to accommodate Grantees use of the Real Property, the costs of any such relocation being borne solely by the Grantees.

The benefits, burdens, and covenants of the easement(s) granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's and Grantee's property and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This easement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

DATED: December 19, 2013.

H. Eugene Robbins Jr.
H. EUGENE ROBBINS

DATED: December 19, 2013.

Judy Robbins
JUDY ROBBINS

DATED: December 19, 2013.

Gerald L. Robbins
GERALD L. ROBBINS

DATED: December 19, 2013.

Doris Robbins
DORIS ROBBINS

DATED: December 19, 2013.

John A. Robbins
JOHN A. ROBBINS

DATED: December 19, 2013.

Linda Robbins
LINDA ROBBINS

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DATED: December 19, 2013.

James M Robbins Jr
JAMES M. ROBBINS

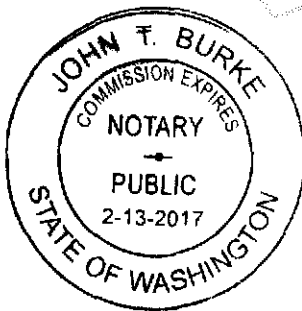
DATED: December 19, 2013.

Bette L Robbins
BETTE L. ROBBINS

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JAMES M. ROBBINS 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 the instrument.

DATED: December 19, 2013.



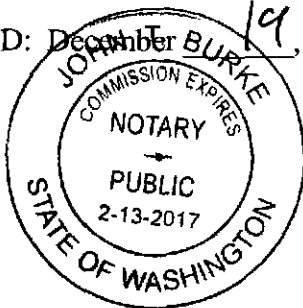
John T. Burke
(Signature of Notary) JOHN T. BURKE

(Legibly Print or Type Name of Notary)
My appointment expires: 2-13-2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BETTE L. ROBBINS is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 19, 2013.



John T. Burke
(Signature of Notary) JOHN T. BURKE

(Legibly Print or Type Name of Notary)
My appointment expires: 2-13-2017

STATUTORY WARRANTY DEED
WITH RESERVATION OF EASEMENT

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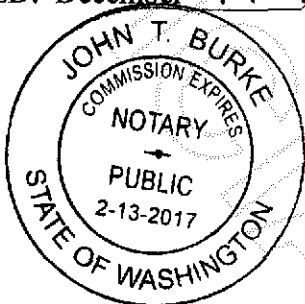


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that H. EUGENE ROBBINS 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 the instrument.

DATED: December 19, 2013.



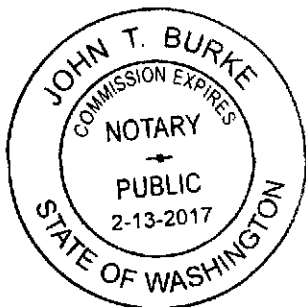
[Signature]
(Signature of Notary) JOHN T. BURKE

(Legibly Print or Type Name of Notary)
My appointment expires: 2-13-2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JUDY ROBBINS is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 19, 2013.



[Signature]
(Signature of Notary) JOHN T. BURKE

(Legibly Print or Type Name of Notary)
My appointment expires: 2-13-2017

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WITH RESERVATION OF EASEMENT

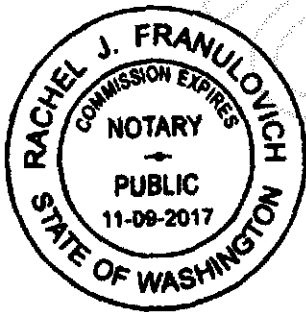


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GERALD L. ROBBINS 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 the instrument.

DATED: December 19, 2013.

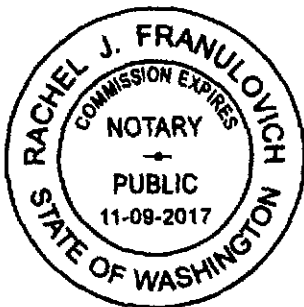


Rachel Franulovich
(Signature of Notary)
RACHEL FRANULOVICH
(Legibly Print or Type Name of Notary)
My appointment expires: 11-19-2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DORIS ROBBINS is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 19, 2013.



Rachel Franulovich
(Signature of Notary)
RACHEL FRANULOVICH
(Legibly Print or Type Name of Notary)
My appointment expires: 11-19-2017

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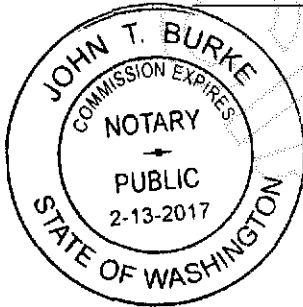
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN A. ROBBINS 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 the instrument.

DATED: December 19, 2013.

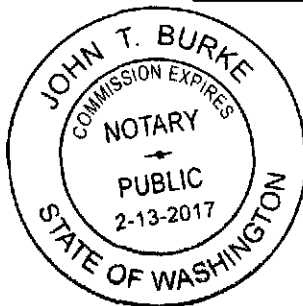


[Signature]
(Signature of Notary) JOHN T. BURKE
(Legibly Print or Type Name of Notary)
My appointment expires: 2-13-2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LINDA ROBBINS is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 19, 2013.



[Signature]
(Signature of Notary) JOHN T. BURKE
(Legibly Print or Type Name of Notary)
My appointment expires: 2-13-2017

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WITH RESERVATION OF EASEMENT

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