

AFTER RECORDING MAIL TO:

Amanda N. Peiffer
55139 East Sauk Lane
Darrington, WA 98241



201312230117

Skagit County Auditor
12/23/2013 Page

1 of

4

\$75.00

3:45PM

STATUTORY WARRANTY DEED **GUARDIAN NORTHWEST TITLE CO.**

103210-1

Escrow No. 13120273NS
Title Order No. 103210

THE GRANTOR(S) Hansen & Hansen Construction, a Washington Corporation

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Amanda N. Peiffer, an unmarried woman

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

See Exhibit "A" attached hereto

Abbreviated Legal: (Required is full legal not inserted above) Section 32, Township 33, Range 10;
Ptn. SW-NW & Gov. Lot 4 (aka Tract 5, "Trail Creek")

Tax Parcel Number(s): 33103200070905 P18869

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 103210, issued by Guardian Northwest Title, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: December 19, 2013

Hansen & Hansen Construction,

BY: 

Ronald A. Hansen
President

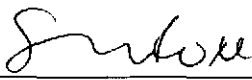
20135126
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 23 2013

Amount Paid \$ 3120.00
Skagit Co. Treasurer
By MF Deputy

I certify or have satisfactory evidence that Ronald A. Hansen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Hansen and Hansen Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 23rd day of December, 2013


Shirley L. Foxe

Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 9-3-2016

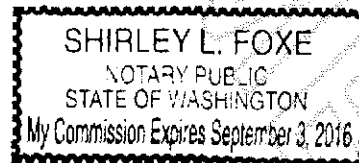


EXHIBIT "A"

Beginning at the West $\frac{1}{4}$ corner of Section 32, Township 33 North, Range 10 East, W.M.; thence along the West line of said Section 32, North $01^{\circ}21'02''$ East, 32.67 feet; thence South $89^{\circ}11'09''$ East, 30.00 feet to a point on the East line of the existing County road and the true point of beginning; thence along said East line North $01^{\circ}21'02''$ East, 200.00 feet; thence South $89^{\circ}11'09''$ East to the Sauk River; thence Southwesterly along said Sauk River and along the Southeasterly line of Government Lot 4 to a point whence the true point of beginning bears North $89^{\circ}11'09''$ West, thence North $89^{\circ}11'09''$ West to the true point of beginning.

The above described parcel lies wholly within the Southwesterly $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and Government Lot 4, Section 32, Township 33 North, Range 10 East, W.M..

(Also known as Tract 5, "TRAIL CREEK", according to the plat thereof, recorded in Volume 92 of Plats, pages 576 through 589, inclusive, records of Skagit County, Washington).



201312230117

EXHIBIT "B"

Any tax, fee, assessments or charges as may be levied by Trail Creek Community Association.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: August 17, 1972
Recorded: August 17, 1972
Auditor's No.: 772763
Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: November 13, 1972
Recorded: November 15, 1972
Auditor's No.: 776807
Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: October 19, 1993
Recorded: October 19, 1993
Auditor's No.: 9310190027
Executed By: The Quadrant Corporation

Said covenants were further amended by documents recorded under Auditor's File Nos. 9309230009 and 9309290013, records of Skagit County, Washington.

RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Trustees for the Stockholders of the Sound Timber Company, a Corp.
Recorded: January 16, 1950
Auditor's No.: 440499
As Follows:

Grantors hereby reserve all ores and minerals of any nature whatsoever, including, but not limited to coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working in mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes; provided that the Grantee and the Grantee's successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said lands to the crops or to the improvements thereon caused by the exercise of any rights herein reserved, provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 1972
Auditor's No: 772764

Said Survey was amended by Survey recorded November 15, 1972 under Auditor's File No. 776808.

Easement for ingress, egress and utilities over various portions as shown.

A 100 foot easement for recreation affecting Lots 2, 3 and 5 through 11.

A 200 foot easement for recreation affecting Lot 8.



201312230117

EXHIBIT "B" (cont.)

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County
and General Telephone Company of the
Northwest, Inc.
Purpose: Electric distribution line
Area Affected: Over all private roads in Trail Creek and portion
of Tracts 1, 2, 5, 7 and 8
Recorded: April 26, 1973
Auditor's No.: 784768

Any question that may arise due to shifting or changing in course of the Sauk River.

Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of water has been fluctuating level all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Any tax, fee, assessments or charges as may be levied by Trail Creek Community Association.

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 EFFECTS.

Recorded: September 22, 2006
Auditor's No.: 200609220160



201312230117