

201404160049

Skagit County Auditor

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\$75.00

1:40PM

POOR ORIGINAL

When recorded return to:

Fevbrusa Sharipoff, Trustee of The Sharipoff Family Trust

34561 S. Elliott Road

Woodburn, OR 97071

561-865447

Order No. 107352

SPECIAL WARRANTY DEED (Not Statutory)

THE GRANTOR(S) The Secretary of Housing & Urban Development, his successors in interest and/or assigns for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Fevbrusa Sharipoff Trustee of The Sharipoff Family Trust Dated March 30, 2001 the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

Ptn. of Lot 6 Eagle Hill

107352

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P108406, 4660-000-006-0000

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated:

4/11/14

U.S. Department of Housing and Urban Development

561-865447

[Signature] Authorized Agent

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2014/239

APR 16 2014

Amount Paid \$0

Skagit Co. Treasurer

By [Signature] Deputy

STATE OF California } COUNTY OF sacramento }

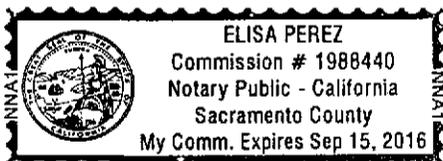
SS:

I certify that I know or have satisfactory evidence that Yolanda Alexander is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent of US Department of Housing and Urban Development, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

4/11/14

[Signature]



Notary Public in and for the State of CA

Residing at Elk Grove

My appointment expires: 9/15/16

Escrow No.: 107352

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Lot 6, "PLAT OF EAGLE HILL," as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington, lying Southerly of the following described line: Beginning at a point on the East line of said Lot 6 which is South 27 degrees 02' 44" East, a distance of 257.19 feet from the Northeast corner thereof; thence South 62 degrees 57' 16" West, a distance of 8.86 feet; thence North 84 degrees 26' 09" West, a distance of 550.36 feet to a point on the West Line of said Lot 6 which is 209.42 feet from the Northwest corner thereof and the terminal point of this line description.



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Exhibit B

EXCEPTIONS:

A. Reservation by grantors, trustees for the stockholders of The Sound Timber Company in vesting deed dated August 29, 1949, recorded September 6, 1949 under Auditor's File No. 435450, as follows:

"Reserving unto the grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

B. **EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company
Dated: August 1, 1994
Recorded: August 8, 1994
Auditor's No.: 9408080065
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

A strip of land 10 feet in width across all lots, tracts and spaces located within the subject property being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

C. **EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company
Dated: March 29, 1996
Recorded: April 8, 1996
Auditor's No.: 9604080111
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the property, generally described as follows:

Beginning at a point on the Southwesterly line of Lot 1, that is approximately 300 feet Southwesterly of the Southeasterly corner thereof; thence following the approximate bearings and distances: Northwesterly 260 feet to a point hereinafter referred to as Point "A"; South 62 degrees West, 540 feet; North 27 degrees

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West, 130 feet; thence returning to Point "A"; thence continuing Northwesterly approximately 590 feet to the terminus of this description.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

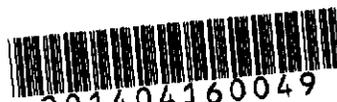
Name: Eagle Hill
Recorded: August 23, 1995
Auditor's No.: 9508230097

E. Terms and conditions of easement for the right to locate a Water Reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress, as recorded on April 21, 1997, under Auditor's File No. 9704210106.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

Recorded: January 5, 2005
Auditor's No.: 200501050123 and 200508230121
For: Well Protection Zone
Affects: Portion of Said premises

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