



201411060039

Skagit County Auditor

\$76.00

11/6/2014 Page

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5 2:06PM

When recorded return to:

Daniel J. Stone
3681 Newberg Place
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20144202

NOV 06 2014

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 3,547.²⁰

Skagit Co. Treasurer

By *man* Deputy

Escrow No.: 620022474

CHICAGO TITLE 620022474**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Paul H. Vine Jr. Personal Representative to the estate of Tomue Y. Vine, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Daniel J. Stone, A Single Man as his separate estate

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

That portion of the Southwest 1/4 of Section 19, Township 36 North, Range 5 East, W.M.,
described as follows:

Commencing at the Northeast corner of said subdivision;
thence South 0 degrees 27'53" East along the East line of said subdivision 899.40 feet to the point
of beginning; thence continuing South 0 degrees 27'53" East 299.80 feet; thence North 86 degrees
16'01" West parallel with the North line of said subdivision 735.93 feet;
thence North 0 degrees 57' 16" West 300.00 feet;
thence South 86 degrees 16'01" East 732.50 feet to the point of beginning.
More commonly known as Parcel No. 33 of the record of Survey filed in Volume 1 of Surveys, page
85, under Auditor's File No. 805666 and as supplemented by map filed in Volume 1 of Surveys,
page 110, under Auditor's File No. 809463, records of Skagit County, Washington.

A non—exclusive easement for ingress, egress and utilities over, under and across a strip of land
lying in Section
19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both
sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 30.53 feet to the point of
beginning;
thence Northerly and Easterly the following courses and distances: North 59 degrees 27'49" East
242.43 feet; North 34 degrees 30'21" East 254.74 feet; North 11 degrees 05'01" East 416.22 feet;
North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 39
degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East 277.11 feet; North 60 degrees
34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees 16'01" East
1755.22 feet and the Terminus of said easement, said Terminus having a 45.00 foot turnaround
radius.

TOGETHER WITH a non—exclusive easement for ingress, egress and utilities, over, under and
across a strip of land lying in Section
19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both
sides of the following described line:

STATUTORY WARRANTY DEED

(continued)

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 35.30 feet to the point of
beginning;
thence Northerly and Easterly the following courses and distances: North 52 degrees 37'36" East
135.00 feet; North 55 degrees 10'59" East 175.30 feet;
North 34 degrees 30'21" East 178.86 feet; North 11 degrees 05'01" East 416.22 feet; North 8
degrees 14'41" East 628.27 feet; North 17
degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees
20'26" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East
320.00 feet; South 86 degrees 16'01" East 1755.22 feet to the terminus of said easement, said
terminus having a 45.00 foot turnaround radius.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under
and across a strip of land lying in Section 19, Township 36 North, Range 5 East, W.M., which is
60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 35.30 feet to the point of
beginning;
thence Northerly and Easterly along the following courses and distances: North 52 degrees 37'36"
East 135.00 feet; North 55 degrees 10'59" East 175.30 feet; North 34 degrees 30'21" East 178.86
feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17
degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees
20'26" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East
320.00 feet; South 86 degrees 16'01" East 367.10 feet; South 5 degrees 57'13" West 515.87 feet;
South 14 degrees 22'03" East 172.10 feet; South 8 degrees 32'57" West 592.85 feet; South 7
degrees 56'25" East 451.25 feet; South 53 degrees 09'55" East 266.54 feet to the terminus of said
easement, said terminus having a 45.00 foot turnaround radius.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): 51058, 360519-0-009-3700

Subject to:

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

Dated: November 3, 2014

Paul H. Vine Jr. Personal Representative to the estate of Tomue Y. Vine, deceased

BY: 

Paul Vine
Personal Representative



STATUTORY WARRANTY DEED
(continued)

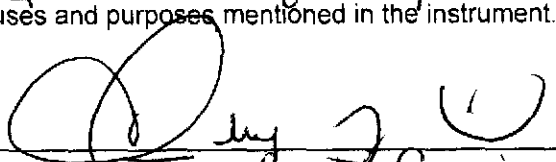
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Paul H. Vine Jr

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Rep of Estate of Tamey Vine to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-4-14


Name: Tammy J. Capin
Notary Public in and for the State of Washington
Residing at: Skagit
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 5, 1946
Auditor's No(s): 392626, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line
Affects: Said premises and other lands
 2. Easement, including the terms and conditions thereof, condemned by instrument(s);
Auditor's No(s): 398559, records of Skagit County, Washington
In favor of: United States of America
For: Power line right-of-way, 125 feet in width
Affects: Said premises and other lands
 3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541503, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipe line
Affects: Said premises and other lands
 4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 1956
Auditor's No(s): 541755, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Affects: Said premises and other lands
 5. Easement, including the terms and conditions thereof, condemned by instrument(s);
In favor of: United States of America
For: Power line right-of-way, 137.5 feet in width
Condemned in: Declaration of taking filed August 28, 1963, in the District Court of the United States or the Western District of Washington, Northern Division, Case No. 263
Affects: Said premises and other lands
 6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 12, 1972
Auditor's No(s): 775573, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line and access road
Affects: Said premises and other lands
 7. Easement delineated on the face of said survey, Vol 1, pages 109 and 110;
For: Ingress, egress and utilities
Affects: Said premises and other lands
- AMENDED by instrument(s):
Auditor's No(s): 809463, records of Skagit County, Washington
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Recording Date: August 12, 1999
Recording No.: 199908120020
Affects: Portion of said premises
 9. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: March 18, 2002

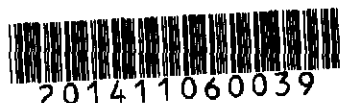


EXHIBIT "A"

Exceptions (continued)

- Auditor's No(s): 200204040148, records of Skagit County, Washington
in favor of: Northwest Pipeline Corporation
For: Right-of-Way and Easement 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees (Sandor Balogh and Rheta Fave Balogh) most westerly pipeline
10. Memorandum of Timber Sale Agreement, including the terms and conditions thereof, entered into;
By: Northwest Pipeline Corporation
And Between: Tomue Y. Vine
Recorded: March 18, 2002
Auditor's No.: 200204040149, records of Skagit County, Washington
11. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,

Recording Date: March 7, 2011
Recording No.: 201103070098
12. Skagit County Planning & Development Services - Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: July 11, 2013
Recording No.: 201307110077
13. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 30, 2013
Recording No.: 201309300232 & 201309300233
14. City, county or local improvement district assessments, if any



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