

When recorded return to:

Hans Eric Brannfors

5139 Tenneson Rd  
Sedro Woolley WA 98284

Recorded at the request of:

File Number: 108107



201411070053

Skagit County Auditor

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\$76.00

1:46PM

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

103107-1  
THE GRANTORS Equity Trust Company, formerly known as Sterling Trust Company, Custodian, FBO Martin J. Vetzzeiti IRA Account No. 024149 and Equity Trust Company, formerly known as Sterling Trust Company, Custodian, FBO William Tod LeHecka IRA Account No. 023665 and Equity Trust Company, formerly known as Sterling Trust Company, Custodian, FBO Phyllis Bolduc-Sitler IRA Account No 023252 and Equity Trust Company, formerly known as Sterling Trust Company, Custodian, FBO Duane Gilliland IRA Account No. 017960 and Equity Trust Company, formerly known as Sterling Trust Company, Custodian, FBO Kent B. Haberly IRA Account No. 080827. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Hans Eric Brannfors, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 31, Township 36 North, Range 5 East; Ptn. of NE ¼ (Tracts 10 and 11, Survey 800321)

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P51179, 360531-1-003-1009, P51193, 360531-1-004-0703

Dated

10-27-14

Equity Trust Company, Custodian, FBO Martin J. Vetzzeiti IRA Account No. 024149

X By: ... , Authorized Agent

Victoria Stutson  
Corporate Alternate Signer

Equity Trust Company, Custodian, FBO William Tod LeHecka IRA Account No. 023665

X By: ... , Authorized Agent

Victoria Stutson  
Corporate Alternate Signer

Equity Trust Company, Custodian, FBO Phyllis Bolduc-Sitler IRA Account No 023252

X By: ... , Authorized Agent

Victoria Stutson  
Corporate Alternate Signer

Equity Trust Company, Custodian, FBO Duane Gilliland IRA Account No. 017960

X By: ... , Authorized Agent

Victoria Stutson  
Corporate Alternate Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144218  
NOV 07 2014

Amount Paid \$4,366.00  
Skagit Co. Treasurer  
By [Signature] Deputy

**Victoria Stutson**  
Corporate Alternate Signer

Equity Trust Company, Custodian, FBO Kent B.  
Haberly IRA Account No. 080827.

By: Victoria Stutson Authorized Agent

**Victoria Stutson**  
Corporate Alternate Signer

STATE OF Ohio  
COUNTY OF Cuyahoga } SS:

I certify that I know or have satisfactory evidence that Victoria Stutson is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent of Equity Trust Company, formally known as Sterling Trust Company, Trustee, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-07-2014

Notary Public in and for the State of Ohio

Residing at 10243

My appointment expires: Commission: 2014 RE-504780  
Expires: 22-July-2019



## EXHIBIT A

### PARCEL "A":

That portion of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said subdivision; thence North 87°20'58" West along the North line thereof, a distance of 1322.0 feet; thence South 1°08'36" West, a distance of 330.00 feet; thence South 87°20'58" East, a distance of 1322.0 feet to the East line of said subdivision; thence North 1°08'36" East along said East line, a distance of 330.00 feet to the point of beginning; EXCEPTING the East 661 feet thereof as conveyed to Tract L. Skeels and Jill S. Skeels, husband and wife, by deed recorded March 27, 1992 as Auditor's File No. 9203270110. (Also known as Tract 10 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument of the Southwest corner of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M.; thence South 88°01'15" East along the South line of said Northeast ¼, a distance of 1314.37 feet to the Southwest corner of the Southeast ¼ of said Northeast ¼; thence continue South 88°01'15" East along said South line, a distance of 8.44 feet; thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the county road (Fruitdale Road); thence continue North 11°44'52" East along said centerline, a distance of 1572.80 feet to a point hereinafter referred to as Point "X"; thence North 87°20'58" West along said centerline, a distance of 309.03 feet; thence North 01°08'36" East along said centerline, a distance of 690.00 feet, said point being the terminal point for the centerline of this easement. ALSO beginning at Point "X"; thence South 87°20'58" East along said centerline, a distance of 711.74 feet; thence North 01°08'36" East along said centerline, a distance of 30.00 feet; thence North 37°31'59" West along said centerline, a distance of 131.62 feet; thence North 87°20'58" West along said centerline, a distance of 117.95 feet; thence North 2°20'44" West along said centerline, a distance of 390.74 feet; thence North 52°46'31" East along said centerline, a distance of 276.66 feet, said point being the terminal point for the centerline of this easement, the end of said easement being a line running South 87°20'58" East and North 87°20'58" West from said terminal point.

### PARCEL "B":

Tract 11 of that certain survey of a portion of Section 31, Township 36 North, Range 5 East, W.M., recorded May 6, 1974, under Auditor's File No. 800321 in Volume 1 of Surveys, page 52, records of Skagit County, Washington. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land designated for such purposes on the face of that survey recorded May 6, 1974 in Volume 1 of Surveys, page 52, under Auditor's File No. 800321.



Exhibit B

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power and Light Company  
Dated: August 4, 1972  
Recorded: December 6, 1974  
Auditor's No.: 810883  
Purpose: Electric transmission and distribution line, together with prohibition against blasting  
Area Affected: Exact location not disclosed on the record

B. Easement for ingress, egress and utility purposes granted in various instruments of record to adjoining land owners in the Northeast ¼ and the Southeast ¼ of said Section 31, over and across a 60-foot strip of land traversing the subject property, which 60-foot strip of land is more particularly delineated on the face of that certain survey recorded May 6, 1974, under Auditor's File No. 800321 in Volume 1 of Surveys, page 52, records of Skagit County, Washington.

**C. RESERVATION CONTAINED IN DEED:**

Executed by: C. E. Bingham, et ux  
Recorded: July 3, 1912  
Auditor's No.: 92035 (Vol. 90 of Deeds, page 18)  
As Follows:

"Save, excepting and reserving therefrom the right to lay a water pipe over and across said premises for the purpose of conveying water thereacross, and such pipe to be laid a sufficient depth under ground so as not to interfere with the cultivation of said land and premises; also save, excepting and reserving therefrom the right-of-way thereon and thereacross for a wagon road, skid-road, logging road, or logging railway, it being understood and agreed that such roadway so reserved shall not cross the orchard on said premises above described."

**D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Property owners within survey recorded under Auditor's File No. 800321  
Dated: June 1, 1985  
Recorded: June 25, 1985  
Auditor's No.: 8506250018  
Regarding: Maintenance of private road

By document recorded under Auditor's File No. 8907140005, the property owner of the subject property and other property agreed to abide by the terms of said above road maintenance agreement.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kathryn Boyd, et al  
Dated: May 2, 1991  
Recorded: August 24, 1992  
Auditor's No.: 9208240070  
Regarding: Tenneson/Ranch Road Maintenance Agreement

F. WAIVER AND COVENANT NOT TO SUE:

Recorded: April 3, 1995  
Auditor's No.: 9504030079  
Affects: Tract 11

G. 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 AFFECTS.

Recorded: November 5, 2007  
Auditor's No.: 200711050153  
Affects: Parcel "A"

H. 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 AFFECTS.

Recorded: November 5, 2007  
Auditor's No.: 200711050152  
Affects: Parcel "B"

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 7, 2008  
Auditor's No.: 200804070130  
Regarding: Development Activities on or Adjacent to Designated Natural Resource Lands  
Affects: P51179

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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