


<b>TREASURER'S USE ONLY</b> <b>SKAGIT COUNTY WASHINGTON</b> <b>REAL ESTATE EXCISE TAX</b> 20152776 JUL 17 2015 Amount Paid \$ 2390. <sup>20</sup> Skagit Co. Treasurer By <i>HTB</i> Deputy	<b>RECORDER'S USE ONLY</b>  201507170117 Skagit County Auditor 7/17/2015 Page 1 of 6 3:53PM \$77.00
--	---

After recording return to:

Patrick T. McCutcheon and Paula J. Hungar 1003 Craig Avenue Ellensburg, WA 98926
---

**DOCUMENT TITLE: STATUTORY WARRANTY DEED**

**GRANTOR:** LYNN LEONARD, as her separate estate, as to an undivided 1/3 interest as to Parcel A; ALLAN L. LEONARD III and LYNN YEARSLEY LEONARD as Trustees of the Leonard Family Trust dated June 6, 1997, as to an undivided 3/12 interest and LYNN LEONARD as her separate estate as to an undivided 1/12 interest as to Parcels B, C and D

**GRANTEE:** PATRICK T. McCUTCHEON and PAULA J. HUNGAR, husband and wife

**LEGAL DESCRIPTION:** PTN GOV. LOT 1, 30-35-03

**ASSESSOR'S TAX PARCEL NO.:** P35006, P35007, P35008, P35024

### STATUTORY WARRANTY DEED

THE GRANTORS, LYNN LEONARD, as her separate estate, as to an undivided 1/3 interest as to Parcel A; ALLAN L. LEONARD III and LYNN YEARSLEY LEONARD as Trustees of the Leonard Family Trust dated June 6, 1997, as to an undivided 3/12 interest and LYNN LEONARD as her separate estate as to an undivided 1/12 interest as to Parcels B, C and D, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to PATRICK T. McCUTCHEON and PAULA J. HUNGAR, husband and wife, any and all interest Grantor has in the following described real property situated in Skagit County, State of Washington, including any interest therein which grantor may hereafter acquire:

**PARCEL A:**

The South 30 feet of the North 90 feet of that part of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section; Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the

Jeff Slothower  
 Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.  
 Attorneys at Law  
 PO Box 1088/201 West 7th Avenue  
 Ellensburg, WA 98926  
 Direct Fax No. (509) 343-3206  
 Tel (509) 925-6916

North line of said Section; Thence West 135 feet, more or less, to the government meander line; Thence Southerly along said meander line to a point due West of the point of beginning; Thence East 110 feet, more or less, to the point of beginning.

**PARCEL B:**

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The South 30 feet of the North 60 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section; Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section; Thence West 135 feet, more or less, to the government meander line; Thence Southerly along the said meander line to a point due West of the point of beginning; Thence East 110 feet, more or less, to the point of beginning.

**PARCEL C:**

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The North 30 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section; Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section; Thence West 135 feet, more or less, to the Government meander line; Thence Southerly along said meander line to a point due West of the point of beginning; Thence East 110 feet, more or less, to the point of beginning.

**PARCEL D:**

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 840.4 feet South and 1,194.4 feet West of the North Quarter corner of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, the true point of beginning; Thence East 134.06 feet, more or less, to the West line of a certain private road now in use which descends the hill from the county road (as described in Quit Claim Deed Auditor's File No. 463019, records of Skagit County, Washington, from Julius and Stella Kiderlen to Harwood and Nancy Bannister date June 30, 1951); Thence Southerly along said road to a point of intersection with the North line of Tract owned by Paul Umbarger and Lucille Umbarger, his wife, and Alfred Bruget and Jesse Bruget, his wife, if extended East; Thence West to the Northeast corner of the Umbarger-Bruget Tract; Thence North 90 feet, more or less, to the point of beginning.

SUBJECT TO exceptions and reservations as contained in instrument;

Auditor's No.: 24556, 245547, 245548, and 245549, records of Skagit County, Washington

Executed By: J.A. Kiderlen and Stella Kiderlen, husband and wife

Jeff Slothower  
Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.  
Attorneys at Law  
PO Box 1088/201 West 7<sup>th</sup> Avenue  
Ellensburg, WA 98926  
Direct Fax No. (509) 343-3206  
Tel (509) 925-6916

As Follows: Less all oil rights which are being reserved by the first party. It is hereby agreed between the first party and the second party that a walkway will be granted for public use on the Westerly part of the above described property. It is also agreed that the first party will grant to the second party rights to dig or drive a well for obtaining water for domestic purposes on, and to maintain a pipe line for said water over and across the land that we now possess in Government Lot 1, West of county road in Section 30, Township 35 North, Range 3 East of the Willamette Meridian. It is also agreed that the second party will have road right of ways to and from the public road at the top of the hill, and that along the Easterly side of the above described property and immediately adjacent thereto a 16 foot strip shall be reserved for public use as a road. It is also agreed that the second party will have the right to go in upon the above described roadways and do such clearing, grubbing, blasting and road surfacing as they may see fit. It is also agreed that the second party will have the right to bring in and construct telephone and electric light lines to the property. Either in a direct line from the point of contact with the company's lines or by the road right of ways.

SUBJECT TO exceptions and reservations as contained in instrument;  
Recorded: July 10, 1951

Auditor's No.: 463019, records of Skagit County, Washington  
Executed By: Julius A. Kiderlen and Stella Kiderlen, husband and wife  
As Follows: Grantors reserve all oil rights

SUBJECT TO easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: July 28, 2003

Auditor's No(s): 200307280290, records of Skagit County, Washington

In favor of: Harwood Bannister and Nancy Bannister

For: Ingress and egress

Affects: Existing private road along base of the hill as it exists in June 2003

As to any portion of said land now, formerly or in the future covered by water, subject to questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

SUBJECT TO easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 25, 1952

Auditor's No(s): 476839, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Jeff Slothower  
Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.  
Attorneys at Law  
PO Box 1088/201 West 7<sup>th</sup> Avenue  
Ellensburg, WA 98926  
Direct Fax No. (509) 343-3206  
Tel (509) 925-6916

SUBJECT TO Easement and Agreement, including the terms and conditions thereof,  
granted by instrument(s);

Recorded: June 29, 2006

Auditor's No(s): 200606290126, records of Skagit County, Washington

In favor of: Public Utility Grantee No. 1 of Skagit County

For: Construction and maintenance of water lines

SUBJECT TO Covenants, conditions, restrictions, recitals, reservations, easements,  
easement provisions, dedications, building setback lines, notes, statements, and other  
matters, if any, 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, or source of income, 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 on Survey:

Recording No: 200311100097

SUBJECT TO encroachment of a house along the North line by .7 feet onto Parcel D as  
delineated on the face of survey recorded November 10, 2003, under Auditor's File No.  
200311100097, records of Skagit County, Washington.

SUBJECT TO encroachment of existing residence onto the public access easement as  
delineated on the face of survey recorded November 10, 2003, under Auditor's File No.  
200311100097, records of Skagit County, Washington.

SUBJECT TO encroachment of a pump house onto proposed 20 foot water line easement  
as delineated on the face of survey recorded November 10, 2003, under Auditor's File  
No. 200311100097, records of Skagit County, Washington.

SUBJECT TO Notice of On-Site Sewage System Maintenance Agreement Requirement  
and the terms and conditions thereof:

Recording Date: June 5, 2014

Recording No.: 201406050065

SUBJECT TO Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: June 13, 2014

Recording No.: 201406130018

SUBJECT TO Notice of On-Site Sewage System Maintenance Agreement Requirement  
and the terms and conditions thereof:

Recording Date: July 16, 2014

Recording No.: 201407160030

SUBJECT TO assessment, including the terms and conditions thereof, disclosed by  
instrument

Recorded: March 26, 2002

Auditor's No.: 200203260038, records of Skagit County, Washington

Jeff Slothower  
Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.  
Attorneys at Law  
PO Box 1088/201 West 7th Avenue  
Ellensburg, WA 98926  
Direct Fax No. (509) 343-3206  
Tel (509) 925-6916

For: Acquisition, construction and installation of a water supply system  
Resolution No.: 1963-02 of the Commission of Public Utility District No. 1 of Skagit  
County, Washington  
Establishing: Local Utility District No. 29  
Roll No.: 15  
Account No.: P35006, P35007, P35008, P35024  
Amount: \$6,970.00, plus interest, if any

AMENDED by instrument(s):  
Recorded: January 28, 2003  
Auditor's No(s): 200301280008, records of Skagit County, Washington

DATED this 1 day of JULY, 2015.

**SELLER:**

Lynn Leonard  
LYNN LEONARD

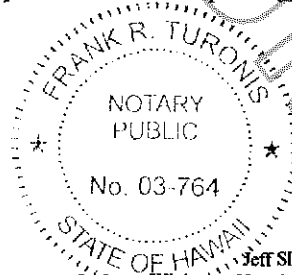
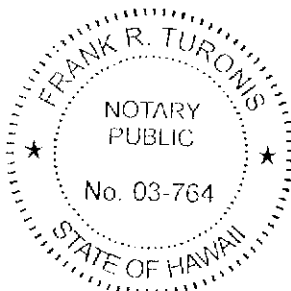
STATE OF Hawaii )  
County of Kauai ) ss.

This is to certify that, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **LYNN LEONARD**, and said individual acknowledged that she executed the within and foregoing instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 1<sup>st</sup> day of JULY, 2015.

NOTARY CERTIFICATE, STATE OF HAWAII  
Doc. Description/ID: STATUTORY WARRANTY DEED  
Doc. Date: 7/1/15 Pages: 5  
Notary Name: Frank R. Turonis Circuit  
Notary Signature: Frank R. Turonis Cert. Date: 7/1/15

Frank R. Turonis  
Printed Name: FRANK R. TURONIS  
Notary Public in and for the State of Hawaii  
My Commission Expires: 12/28/15



Jeff Slothower  
Ladrop, Winbauer, Harrel, Slothower & Denison L.L.P.  
Attorneys at Law  
PO Box 1088/201 West 7<sup>th</sup> Avenue  
Ellensburg, WA 98926  
Direct Fax No. (509) 343-3206  
Tel (509) 925-6916

Leonard Family Trust dated June 6, 1997:

Allan L. Leonard III  
ALLAN L. LEONARD III, Trustee

Lynn Yearsley Leonard  
LYNN YEARSLEY LEONARD, Trustee

STATE OF HAWAII )  
 ) ss.  
County of KAUAI )

I certify that I know or have satisfactory evidence that ALLAN L. LEONARD, III and LYNN YEARSLEY LEONARD are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of the Leonard Family Trust Dated June 6, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1<sup>st</sup> day of JULY, 2015.

NOTARY CERTIFICATE, STATE OF HAWAII  
Doc. Description/ID: STATUTORY  
WARRANTY DEED  
Doc. Date: 2/1/15 Pages: 6  
Notary Name: FRANK R. TURONIS 5 Circuit  
Frank R. Turonis 7/1/15 Cert. Date  
Notary Signature

Frank R. Turonis  
Printed Name: FRANK R. TURONIS  
Notary Public in and for the State of HAWAII  
My Commission Expires: 12/28/15

J:\F\Slathower\McCutcheon, Pat and Hunger, Paula\Purchase from Leonard\SWD 6-2-15.doc

