

UNRECORDED



When recorded return to:  
Steve K. Lloyd and Julie B. Drake  
1004 Commercial Ave. # 564  
Anacortes, WA 98221

Skagit County Auditor \$78.00  
3/31/2016 Page 1 of 6 1:43PM

TICKET TITLE  
700328492

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sheira Leavitt, a married woman as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Steve K. Lloyd and Julie B. Drake, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Abbreviated Legal: (Required if full legal not inserted above.)  
Ptn. SW 14-34-1E W.M. Tax/Map ID(s): APN/Parcel ID(s): P122040 340114-3-004-0300  
Tax Parcel Number(s): P122040, 340114-3-004-0300,

Subject to:  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 22, 2016

Sheira Leavitt  
  
Daniel Leavitt, spouse of Sheira Leavitt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161109  
MAR 31 2016  
Amount Paid \$ 14,154.32  
Skagit Co. Treasurer  
By Deputy

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sheira Leavitt and Daniel Leavitt are the  
persons who appeared before me, and said persons acknowledged that they signed this instrument  
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: March 25, 2016

Name: Karen L. Mauck  
Notary Public in and for the State of Washington  
Residing at: 520 Hemlock  
My appointment expires: 11-2-2019

KAREN L. MAUCK  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 11-02-2019

**EXHIBIT "A"**  
Legal Description

That portion of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M. and that portion of the West 66.00 feet of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Southwest ¼ (West ¼ corner) of Section 14, Township 34 North, Range 1 East, W.M.;

thence South 0°21'23" West along the West line of said Southwest ¼ for a distance of 1,362.06 feet, more or less, to the Northwest corner of said North ½ of the Southwest ¼ of the Southwest ¼;

thence South 89°26'35" East along the North line of said North ½ of the Southwest ¼ of the Southwest ¼ for a distance of 812.96 feet, to the Northeast corner of that certain parcel conveyed to Kelley Hungerford and Richard S. Hungerford, wife and husband, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200510110170 and being the true point of beginning;

thence continue South 89°26'35" East along said North line for a distance of 554.87 feet, more or less, to a point bearing North 89°26'35" West and a distance of 40.00 feet from the Northeast corner of the West 66.00 feet of the Southeast ¼ of the Southwest ¼ of said Section 14;

thence South 25°46'08" West parallel with the Easterly line of said Hungerford parcel for a distance of 745.11 feet, more or less, to the South line of said North ½ of the Southwest ¼ of the Southwest ¼ of Section 14;

thence North 89°49'08" West along said South line for a distance of 1,048.09 feet, more or less, to the Southwest corner thereof;

thence North 0°21'23" East along the West line of said Southwest ¼ for a distance of 150.00 feet, more or less, to the Southwest corner of said Hungerford parcel;

thence along the South line of said Hungerford parcel as follows:

South 89°49'08" East for a distance of 180.00 feet;

thence South 0°21'23" West for a distance of 50.00 feet;

thence South 89°49'08" East for a distance of 359.06 feet, more or less, to the Southeast corner of said Hungerford parcel at a point bearing South 25°46'08" West from the true point of beginning;

thence North 25°46'08" East along the East line of said Hungerford parcel for a distance of 638.27 feet, more or less, to the true point of beginning.

TOGETHER WITH the following non-exclusive mutually beneficial Easements A, C, D and E described as follows:

**Easement A**

A 40.00 foot wide easement for ingress, egress and utilities over, under and across the West 40.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M. and the West 40.00 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, Township 34 North, Range 1 East, W.M.

**Easement C**

A non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the North 60.00 feet of the South 210.00 feet of the West 150.00 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, Township 34 North, Range 1 East, W.M.

**Easement D**

A 10.00 wide water line easement, (and the maintenance thereof), said easement being 5.00 feet left (West) and 5.00 feet right (East) of the following described line:

Commencing at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 14,

**EXHIBIT "A"**  
Legal Description  
(continued)

Township 34 North, Range 1 East, W.M.;  
thence South 0°21'23" West along the West line of said Southwest 1/4 for a distance of 2,043.03 feet to the Southwest corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4;  
thence North 0°21'23" East along the West line of said Southwest 1/4 for a distance of 150.00 feet;  
thence South 89°49'08" East parallel with the South line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 for a distance of 140.00 feet to the TRUE POINT OF BEGINNING of said line description;  
thence North 25°10'27" East for a distance of 105.00 feet to the terminus of said line.

**Easement E**

A septic drainfield easement (and the maintenance thereof) over, under and across a portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 14, Township 34 North, Range 1 East, W.M.;  
thence South 0°21'23" West along the West line of said Southwest 1/4 for a distance of 1,362.02 feet, more or less, to the Northwest corner of said North 1/2 of the Southwest 1/4 of the Southwest 1/4;  
thence South 89°26'35" East along the North line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 for a distance of 812.96 feet to the Northwest corner of that certain parcel described on Exhibit "C" of Boundary Line Adjustment Quit Claim Deed to Donald M. Caldwell and Ann B. Caldwell, husband and wife, recorded under Skagit County Auditor's File No. 200407230149;  
thence South 25°46'08" West along the Westerly line of said Caldwell parcel for a distance of 638.27 feet, more or less, to the Southwest corner thereof also being a point on the North line of Parcel 1 (Exhibit "A" of said Caldwell Boundary Line Adjustment Quit Claim Deed) and being the TRUE POINT OF BEGINNING;  
thence North 89°49'08" West along said North line for a distance of 105.12 feet;  
thence North 25°46'08" East for a distance of 344.79 feet;  
thence South 89°49'08" East for a distance of 105.12 feet, more or less, to said West line of Caldwell Tract (Exhibit "C" Caldwell Boundary Line Adjustment Quit Claim Deed recorded under Auditor's File No. 200407230149);  
thence continue South 89°49'08" East for a distance of 55.44 feet;  
thence South 25°46'08" West for a distance of 347.01 feet, more or less, to the South line of said Caldwell Tract (Exhibit "C", also being the North line of Parcel 1, Exhibit "A") at a point bearing South 87°43'18" East from the TRUE POINT OF BEGINNING;  
thence North 87°43'18" West along the common line of said Caldwell parcels for a distance of 54.52 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "B"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Orvia F. Parker  
Purpose: Ingress, egress and utilities  
Recording Date: June 26, 1981  
Recording No.: 8106260066  
Affects: West 40 feet of NW 1/4 of SW 1/4 & N 1/2 of SW 1/4 of SW 1/4

2. Terms and conditions of Variance to Allow Short Plat Subdivision without Meeting Minimum Road Standards:

Recording Date: September 18, 1991 and November 22, 1991  
Recording No.: 9109180031 and 9112200012

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald M. Cladwell, a married man as his separate estate  
Purpose: Ingress, egress and utilities  
Recording Date: July 24, 1998  
Recording No.: 9807240128  
Affects: The West 60.00 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James F. White, a married man  
Purpose: For road, highway an travel purposes, together with the right to install and erect along the margin thereof power and telephone poles and to string wires thereon.  
Recording Date: October 13, 1953  
Recording No.: 493842  
Affects: West 40 feet of the Northwest Quarter of the Southwest Quarter

5. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: June 26, 1981  
Auditor's No.: 8106260066  
As Follows:

A. Subject to reservation by Grantor of the right to maintain a locked gate where presently constructed, the key for which has been furnished Grantee, until such time as Grantee's appurtenant real estate is subdivided and the use of the easement by Grantee's heirs, successors and/or assigns is substantially increased.

B. All users of the easement area shall contribute equally to the maintenance and repair of the easement area.

C. In the event the easement hereby granted is used by either the Grantor, her heirs, successors and/or assigns, or the Grantee, his heirs, successors and/or assigns, for logging purposes, then in such event such party using the easement for transportation of logs or equipment shall be solely responsible for repairing and improving the easement area in a condition equal to the condition of the easement prior to use for logging purposes.

**EXHIBIT "B"**

Exceptions  
(continued)

D. The easement hereby granted shall run appurtenant to the properties hereby described.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of the North Half of the Southwest Quarter of Section 14  
Purpose: Road and utilities  
Recording Date: October 16, 1974  
Recording No.: 808903  
Affects: As delineated on the face of Survey recorded under Auditor's File No. 840303, records of Skagit County, Washington

7. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: October 16, 1974  
Recording No.: 808903

8. SATELLITE SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County  
And: The Caldwell Water System  
Recorded: September 9, 1998  
Auditor's No.: 199909090107  
Affects: Portion of subject property

9. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERM AND CONDITIONS THEREOF:

Regarding: Caldwell Water System  
Recorded: December 26, 2001  
Auditor's No.: 200112260183  
Affects: Portion of subject property

10. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 7, 2006  
Auditor's File No.: 200606070030

11. Terms and conditions of various instruments pertaining to "boundary line adjustments"; essentially as follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."

12. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: January 5, 2007  
Auditor's File No.: 200701050099

## EXHIBIT "B"

### Exceptions (continued)

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, 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 in the document

Recording Date: January 14, 2005  
Recording No.: 200501140107

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 2007  
Recording No.: 200704120108

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Donald M. Caldwell and Ann B. Caldwell, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: April 12, 2007  
Recording No.: 200704120109  
Affects: undisclosed

15. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: July 18, 2007  
Recording No.: 200707180078

16. Notice to Future Property Owners and the terms and conditions thereof;

Recording Date: April 20, 2009  
Recording No.: 200904200109

17. Easement B as disclosed on Statutory Warranty Deed and Boundary Line Adjustment Quit Claim Deed must be considered prior to insuring:

Recording Date: April 12, 2007 and May 23, 2007  
Recording No.: 200704120109 and 200705230166

18. Lot of Record Certification

Recording Date: May 18, 2011  
Recording No.: 201105180050