

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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05/30/2019 11:45 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Land Title and Escrow

Land Title and Escrow No.: 01-171341-OE

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: STATUTORY WARRANTY DEED
Grantor: THE LAURA N. AND GERALD W. BEADLE TRUST u/a/d May 14, 1985
Grantees: PAULA E. PAULUS, a single woman, as her separate property
Abbreviated Legal: Lot 3 & Ptn Lot 4, SP 10-89; Being Ptn SW 1/4 NW 1/4, 35-35-1 E W.M.
Parcel Number: 350135-2-001-1406, P32589
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

STATUTORY WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE LAURA N. AND GERALD W. BEADLE TRUST u/a/d May 14, 1985, as amended and restated March 1, 2016 ("Grantor"), hereby conveys and warrants to PAULA E. PAULUS, a single woman, as her separate property ("Grantee"), the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, which by this reference is incorporated herein ("Property").

SUBJECT TO: The permitted exceptions set forth in **Exhibit B** attached hereto, which by this reference is incorporated herein, and a moratorium on constructing buildings on the Property ("Building Moratorium") until the earlier of: i) the end of the life of Laura N. Beadle and of Gerald W. Beadle; ii) the relocation of Laura N. Beadle and Gerald W. Beadle from their residence located at 11416 Spinnaker Lane, Anacortes, Washington, Skagit County Parcel No. P32588 ("Grantor's Property"); or iii) ten (10) years from the date this Statutory Warranty Deed ("Deed") is recorded conveying the Property from the Grantor to Grantee, as set forth in **Exhibit C** attached hereto, which by this reference is incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2046

MAY 30 2019

Amount Paid \$ 8460.00
Skagit Co. Treasurer
By *HB* Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Title Order No.: **01-171341-O**

EXHIBIT A

PARCEL "A":

Lot 3, Skagit County Short Plat No. 10-89, approved July 25, 1989, and recorded August 2, 1989, in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for access, egress and utilities over and across a portion of Lot 2, as delineated on the face of the Short Plat.

ALSO TOGETHER WITH easement rights over and across a portion of Lot 1 of the Short Plat, as established by Deed recorded December 19, 1989, under Auditor's File No. 8912190040.

EXCEPT that portion of said Lot 3 lying Easterly of the Westerly line of Spinnaker Lane extended Southerly as delineated on the face of the "PLAT OF THE POINTE DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 4, Skagit County Short Plat No. 10-89, approved July 25, 1989, and recorded August 2, 1989 in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington; located in Section 35, Township 35 North, Range 1 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Lot 3 of said Short Plat;
thence North 20°46'39" West, along the Easterly line of said Lot 3, a distance of 28.79 feet;
thence continue along said line, North 41°51'46" West, a distance of 36.45 feet to the true point of beginning;
thence continue along said line North 41°51'46" West, 13.55 feet;
thence continue along said line North 47°58'53" West, 62.78 feet to the intersection with the South line of Lot 33, "PLAT OF THE POINTE DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, under Auditor's File No. 9011050014, records of Skagit County, Washington;
thence South 83°40'52" East along said South line, a distance of 60.24 feet to the intersection with the West margin of Spinnaker Lane as shown on said plat;

EXHIBIT A

Title Order No.: 01-171341-O

EXHIBIT A

PARCEL "B" continued:

thence South $6^{\circ}19'08''$ West along said margin a distance of 21.88 feet to the beginning of a curve to the left, having a radius of 325 feet;

thence along the arc of said curve through a central angle of $3^{\circ}29'35''$ an arc distance of 19.82 feet to a point of reverse curve;

thence along a curve to the right having a radius of 1,066.70 feet through a central angle of $0^{\circ}12'53''$ an arc distance of 4.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

EXHIBIT A

**EXHIBIT B
PERMITTED EXCEPTIONS**

**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **01-171341-OE**

**A. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF,
GRANTED BY INSTRUMENT:**

Recorded: July 13, 1982
Auditor's No.: 8207130025
To: Puget Sound Power & Light Company
For: Electric transmission and/or distribution
line(s), together with necessary appurtenances

**B. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES,
DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR
DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Short Plat No. 10-89
Recorded: August 2, 1989
Auditor's No.: 8908020066

**C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DECLARATION
OF RESTRICTIONS:**

Recorded: December 19, 1989
Auditor's No.: 8912190053

D. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 5, 2006
Auditor's File No.: 200610050124

E. MATTERS DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY:

Dated: May 15, 2019
Job No.: 19-038
Surveyor: Bruce Lisser, Lisser & Associates, PLLC

END OF SCHEDULE B-1

EXHIBIT B

EXHIBIT C
TERMS OF BUILDING MORATORIUM

1. Defined Terms. All capitalized terms used herein that are not defined shall have the same meaning as used in the Statutory Warranty Deed.

2. Building Moratorium. Grantee, and her heirs, successors, and assigns, agree to a moratorium on constructing buildings on the Property (“Building Moratorium”) until the earlier of: i) the end of the life of Laura N. Beadle and of Gerald W. Beadle; ii) the relocation of Laura N. Beadle and Gerald W. Beadle from their home located at 11416 Spinnaker Lane, Anacortes, Washington, Skagit County Parcel No. P32588 (“Grantor’s Property”); or iii) ten (10) years from the date this Statutory Warranty Deed (“Deed”) is recorded conveying the Property from the Grantor to Grantee.

During the period of the Building Moratorium, Grantee, and her heirs, successors, and assigns, shall enjoy full use of the Property without any restrictions whatsoever, except that Grantee will not construct a building on the Property. Grantee, and her heirs, successors, and assigns may trim and remove trees, brush, and other vegetation and landscape, may build rock and retaining walls, trails, and seating areas, may improve access to the Property, and may otherwise maintain and improve the Property as Grantee, and her heirs, successors, and assigns so choose, provided they do not construct a building during the Building Moratorium.

3. Termination of Building Moratorium. Upon the relocation of Laura N. Beadle and of Gerald W. Beadle from Grantor’s Property, or upon the end of the life of both Laura N. Beadle and Gerald W. Beadle, they shall, or shall cause a family member, heir, caregiver, agent, or personal representative to, notify Grantee in writing of such event. If applicable, and to the extent they are able, Laura N. Beadle and/or Gerald W. Beadle shall execute, in recordable form, a quitclaim deed or other document memorializing such relocation and the resulting removal of the Building Moratorium prior to the end of the life of both Laura N. Beadle and Gerald W. Beadle.

In the event that Laura N. Beadle and Gerald W. Beadle have not previously permanently relocated from Grantor’s Property then, at the end of the life of the survivor of Laura N. Beadle and Gerald W. Beadle, their heirs and/or their personal representatives shall promptly provide to Grantee certified copies of the death certificates of Laura N. Beadle and Gerald W. Beadle for recording in the real property records of Skagit County, Washington thereby evidencing the end of the life of both Laura N. Beadle and Gerald W. Beadle and the termination of the Building Moratorium.

The heirs and/or the personal representatives of Laura N. Beadle and Gerald W. Beadle shall execute and deliver to Grantee a quitclaim deed and/or such other documents and instruments necessary to clear title to the Property upon the end of the life of the survivor of Laura N. Beadle and Gerald W. Beadle. If the end of the life of Laura N. Beadle and of Gerald

EXHIBIT C

W. Beadle or the relocation of Laura N. Beadle and Gerald W. Beadle from the Grantor's Property have not yet triggered termination of the Building Moratorium, the Building Moratorium shall automatically terminate, with no action required of either party, upon the date ten (10) years from the date of recording of this Deed conveying the Property from the Grantor to Grantee.

EXHIBIT C