



199910200072

Kathy Hill, Skagit County Auditor  
10/20/1999 Page 1 of 3 11:31:44AM

AFTER RECORDING MAIL TO:

Name SUSAN TRENARY- RILEY,  
Address  
City, State, Zip  
00059463

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

## Statutory Warranty Deed

59463 E-2

THE GRANTOR ERNA E. MUNSKE, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to SUSAN TRENARY- RILEY, A Married Woman as her sole and separate property the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit B attached hereto and made a part hereof. SECTION 11, TOWNSHIP 35, RANGE 4; PTN. NORTH 1/2 AKA LOT 1, SHORT PLAT 97-0051

SEE ATTACHED EXHIBIT A AND B MADE PART HEREOF BY THIS REFERENCE

Subject to Paragraphs A -L of Schedule B-1 and Paragraphs 3, 4 and 6 of of Schedule B Part Two of First American Title Company's preliminary commitment no. 01-59463.

32030  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 20 1999

Amount Paid \$1,178.10  
Skagit Co. Treasurer  
By DC Deputy

Assessor's Property Tax Parcel Account Number(s): 350411-1-005-0104, R36174

Dated this 12th day of October, 1999

Erna E. Munske By

ERNA E. MUNSKE

ERNA E. MUNSKE by

by Power of Attorney

STATE OF WASHINGTON

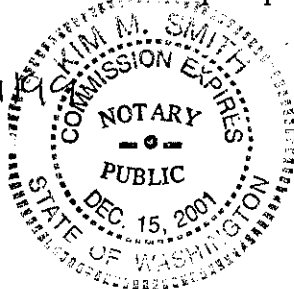
COUNTY OF Skagit }

SS

I certify that I know or have satisfactory evidence that on this 19 day of October, 1999, before me personally appeared Randal D. Munske to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Erna E. Munske and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Dated:

10/19/99



Notary Public in and for the State of Washington

Residing at 177 H. Vernon

My appointment expires:

12/15/2001

EXHIBIT A

LOT 1, OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999, AND RECORDED MARCH 18, 1999, AS AUDITOR'S FILE NO. 9903180008, IN VOLUME 14 OF SHORT PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;


TOGETHER WITH A NON - EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER ERNA LANE, AS DELINEATED ON THE FACE OF THE SHORT PLAT;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF LOT 2 OF SAID SHORT PLAT:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, THENCE SOUTH 30 DEGREES 38'38" EAST, A DISTANCE OF 155.27; THENCE SOUTH 71 DEGREES 43'18" EAST, A DISTANCE OF 54.33 FEET; THENCE NORTH 40 DEGREES 02'50" EAST 49.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 55 DEGREES 21'26" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A DEED OF TRUST IN FAVOR OF PHILIP J. VERTIN AND BONNIE M. VERTIN DATED JULY 12, 1996, RECORDED JULY 25, 1996 UNDER AUDITOR'S FILE NO. 9607250055, REFLECTING AN ORIGINAL BALANCE OF \$60,000.00 WHICH SHALL BE THE GRANTOR'S OBLIGATION TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE NOTE AND MODIFICATIONS WHICH IS SECURED BY SAID DEED OF TRUST. GRANTOR WARRANTS, UPON FULL PAYMENT OF THE BALANCE OWED TO THEM UNDER GRANTEE'S NOTE AND ALL INCLUSIVE DEED OF TRUST EXECUTED JULY 12, 1996 TO OBTAIN A RELEASE OF SAID DEED OF TRUST IN FAVOR OF PHILIP J. VERTIN AND BONNIE M. VERTIN WHICH IS GRANTOR'S OBLIGATION.

Read and Approved by:

  
Susan Trenary-Riley

Erna E. Munske by  
Rall Mh by POA  
Erna E. Munske by Randall D. Munske  
by Power of Attorney



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10/20/1999 Page 2 of 3 11:31:44AM

EXHIBIT B

RESERVING TO THE GRANTOR, THE RIGHT TO EXPAND THE BURDEN OF THE NON-EXCLUSIVE EASEMENT TO BENEFIT ADDITIONAL LAND IN THE NORTH 1/2 OF SECTION 11, OVER, ALONG, UNDER AND ACROSS THE 60-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES DEDICATED IN SKAGIT COUNTY SHORT PLAT NO.: 97-0051, 97-0003 AND 99-0011, AS ERNA LANE, IN SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, AND TO IMPOSE A DUTY TO MAINTAIN, IN PROPORTION TO USE, THE SAID NON-EXCLUSIVE EASEMENTS, ALL AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION DATED MAY 1, 1998, AND RECORDED UNDER AUDITOR'S FILE NO. 9805130064, AND NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION DATED FEBRUARY 22, 1999 AND JULY 28, 1999, AND RECORDED UNDER AUDITOR'S FILE NOS. 9903180009 AND 9908120030, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THE GRANTOR AND GRANTEE HEREIN HEREBY DECLARE THAT THE 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 97-0051 ACROSS THE SOUTHWESTERLY 30 FEET OF LOT 1 AND THE NORTHEASTERLY 30 FEET OF LOT 2, IS HEREBY VACATED AND TERMINATED. NEITHER THE GRANTOR NOR THE GRANTEE NOR THEIR SUCCESSORS AND ASSIGNS MAY USE SAID EASEMENT RIGHT-OF-WAY NOR MAY IT BE ASSIGNED TO THIRD PARTIES TO THE EAST. NOTHING IN THIS TERMINATION AGREEMENT SHALL BE CONSTRUED TO CHANGE ELECTRIC UTILITY EASEMENTS THAT PRE-DATED SAID SHORT PLAT.

Read and Approved by:

  
Susan Trenary-Riley

Erna E. Munske by  
Randal M. by POA  
Erna E. Munske by Randal D. Munske  
by Power of Attorney



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10/20/1999 Page 3 of 3 11:31:44AM