



200011300148

Skagit County Auditor

11/30/2000 Page 1 of 6 3:48:35PM

AFTER RECORDING MAIL TO:

Name STEPHEN A. BRANDLI

Address 3320 126TH AVE NE

City/State BELLEVUE, WA 98005

Document Title(s): (or transactions contained therein)

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.



First American Title Insurance Company

62604 E-1

"I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document."

Grantor(s): (Last name first, then first name and initials)

1. JOHN PETH & SONS, INC.
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

38404
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

NOV 30 2000

Amount Paid \$ 7497.00
 Skagit County Treasurer
 By: *[Signature]* Deputy

Grantee(s): (Last name first, then first name and initials)

1. BRANDLI, STEPHEN A.
2. BRANDLI, BOBBIE JO
- 3.
- 4.
5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

SECTION 24, TOWNSHIP 36, RANGE 3; PTN NE-NE AND SECTION 19, TOWNSHIP 36, RANGE 4; PTN. GOV. LOT 1

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

360324-1-001-0004 (R48141) 360419-0-001-0100 (R11570)
 360324-1-001-0100 (R115709) 360419-0-001-0200 (R115710)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When Recorded Return To:

Stephen A. Brandli and Bobbie Jo Brandli
3320 126th Avenue NE
Bellevue WA 98005

STATUTORY WARRANTY DEED

(Document Summary)

Grantor: John Peth & Sons, Inc.
Grantee: Stephen A. Brandli, Bobbie Jo Brandli
Legal Description (abbreviated): _____
Assessor's Property Tax Parcel or Account Number: _____
Reference Numbers of Document Released: None

THE GRANTOR **John Peth & Sons, Inc.**, a Washington corporation,
for and in consideration of ten dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to **Stephen A. Brandli and Bobbie Jo Brandli**, husband and wife,
the following described real estate, situated in the County of Skagit, State of Washington,

see attached Exhibit "A" which is herein incorporated by reference

Reference to the above-identified documents should be made for full particulars.

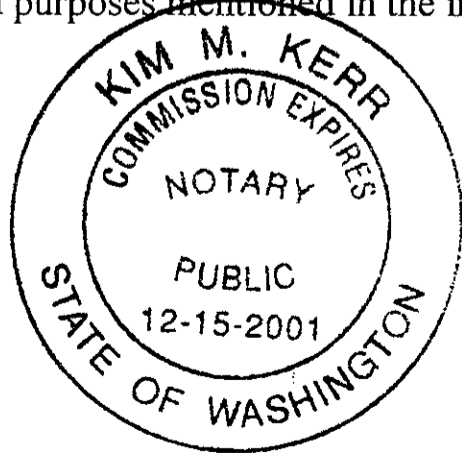
Dated: November 22, 2000

John Peth & Sons, Inc.

By: Dan Peth
Dan Peth, ~~President~~ Secretary

STATE OF WASHINGTON)
 Skagit : ss
County of ~~Snohomish~~)

I certify that I know or have satisfactory evidence that Dan Peth is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the ~~President~~ ^{secretary} of John Peth & Sons, Inc., to be the free and voluntary act and deed of the said entity for the uses and purposes mentioned in the instrument.



Dated this 30 day of November, 2000.

Kim M. Kerr
NOTARY PUBLIC in and for the State of Washington,
Print Name Kim M. Kerr
My commission expires 12/15/2001



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The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel 1:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence North 88 degrees 29'52" West along the South line thereof, a distance of 1,248.14 feet; thence North 24 degrees 28'14" East, a distance of 887.24 feet; thence South 88 degrees 27'07" East parallel with the North line of said Section 24, a distance of 943.79 feet; thence South 11 degrees 14'01" West, a distance of 484.14 feet; thence South 05 degrees 13'21" East, a distance of 341.32 feet to the point of beginning of this description.

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the Northwest corner of said Section 19; thence South 01 degrees 10'49" East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence North 38 degrees 44'16" East, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence along said curve through a central angle of 100 degrees 26'51" and an arc length of 262.97 feet; thence South 41 degrees 00'54" East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of 57 degrees 06'08" and an arc length of 255.17 feet; thence South 16 degrees 05'14" West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of 118 degrees 31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of 61 degrees 56'19" and an arc length of 201.99 feet; thence South 40 degrees 29'52" East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of 56 degrees 40'17" and an arc length of 148.63 feet; thence North 82 degrees 49'51" East, a



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Commitment No. B62604

distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet; thence along said curve through a central angle of 55 degrees 12'12" and an arc length of 406.02 feet; thence South 41 degrees 57'57" East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet; thence along said curve through a central angle of 14 degrees 11'58" and an arc length of 49.57 feet; thence South 56 degrees 09'54" East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A; thence South 38 degrees 44'16" West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet; thence along said curve through a central angle of 26 degrees 30'16" and an arc length of 69.39 feet; thence South 12 degrees 13'59" West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Parcel 2:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24 which lies North 88 degrees 29'52" West, a distance of 1,248.14 feet from the Southeast corner thereof; thence North 24 degrees 28'14" East, a distance of 887.24 feet; thence South 88 degrees 27'07" East parallel with the North line of said Northeast 1/4 of the Northeast 1/4, a distance of 943.79 feet; thence North 13 degrees 16'20" West, a distance of 511.16 feet to the North line of said Northeast 1/4 of the Northeast 1/4; thence North 88 degrees 27'07" West along said North line, a distance of 1,279.87 feet to the Northwest corner thereof; thence South 00 degrees 41'26" East along the West line of said Northeast 1/4 of the Northeast 1/4, a distance of 1,312.39 feet to the Southwest corner thereof; thence South 88 degrees 29'52" East along the South line of said Northeast 1/4 of the Northeast 1/4, a distance of 70.00 feet to the point of beginning of this description.

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the Northwest corner of said Section 19; thence South 01 degrees 10'49" East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence North 38 degrees 44'16" East, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius



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of 150.00 feet; thence along said curve through a central angle of 100 degrees 26'51" and an arc length of 262.97 feet; thence South 41 degrees 00'54" East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of 57 degrees 06'08" and an arc length of 255.17 feet; thence South 16 degrees 05'14" West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of 118 degrees 31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of 61 degrees 56'19" and an arc length of 201.99 feet; thence South 40 degrees 29'52" East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of 56 degrees 40'17" and an arc length of 148.63 feet; thence North 82 degrees 49'51" East, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet; thence along said curve through a central angle of 55 degrees 12'12" and an arc length of 406.02 feet; thence South 41 degrees 57'57" East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet; thence along said curve through a central angle of 14 degrees 11'58" and an arc length of 49.57 feet; thence South 56 degrees 09'54" East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A; thence South 38 degrees 44'16" West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet; thence along said curve through a central angle of 26 degrees 30'16" and an arc length of 69.39 feet; thence South 12 degrees 13'59" West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Parcel "B":

A non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances, over, under and through a strip of land 20 feet wide lying 20 feet South of the hereinafter described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the hereinafter described Line "B"

Line A:

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M.; thence South 86 degrees 40'31" East along the North line of said subdivision, a distance of 407.07 feet to the East right-of-way line of Colony Road; thence Northerly along a curve to the left having a chord bearing of North 21 degrees 03'34" East, a radius of 1175.92 feet, a central angle of 12 degrees 27'56", and an arc distance of 255.84 feet to the initial point of this line description; thence South 74 degrees 41'14" East, a distance of 95.56 feet to the terminal point of this line description.



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Line B:

Beginning at the terminal point of Line "A" above; thence South 74 degrees 41'14" East, a distance of 75.00 feet to the terminal point of this line description.

TOGETHER WITH well protection easements over, under and through a 200 foot diameter circle, the center of which is described as follows:

Commencing at the terminal point of Line "B" above; thence North 76 degrees 11'03" West, a distance of 10.29 feet to an existing well; thence South 63 degrees 25'00" West, a distance of 41.57 feet to a second existing well and center of the circle; thence North 18 degrees 26'04" West, a distance of 42.81 feet to an existing well and center of the third circle.

Parcel "C":

A non-exclusive easement for installation, maintenance and operation of waterlines and appurtenances over, under and through a strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the Westerly right-of-way line of Colony Road described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M.; thence South 86 degrees 40' 31" East along the North line of said subdivision, a distance of 341.06 to its intersection with the Westerly right-of-way line of the Colony Road, said point being the initial point of this line description and hereinafter referred to as Point A; thence Southwesterly along said right-of-way line on a curve to the right having a chord bearing of South 31 degrees 15' 05" West, a radius of 1115.92 feet, a central angle of 05 degrees 10' 01" and an arc length of 100.63; thence South 33 degrees 50' 06" West along said right-of-way line, a distance of 103.73 feet to the Northerly line of the 60 foot wide easement described in Deed to James Darin Jensen and Amy Louise Jensen, dated September 27, 1999, and recorded under Auditor's File No. 199910060076, and the terminal point of this line description.

TOGETHER WITH a like easement over a strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the Westerly right-of-way line of Colony Road described as follows:

Beginning at Point A described above; thence Northeasterly along a curve to the left having a chord bearing of North 21 degrees 44' 05" East, a radius of 1115.92 feet a central angle of 13 degrees 52' 07" and an arc length of 270.11 feet to the terminal point of this line description.



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