

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Richard P. Austin II  
15633 Gunderson Ridge Lane  
Mount Vernon, WA 98273



200112310162  
Skagit County Auditor  
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**STATUTORY WARRANTY DEED** FIRST AMERICAN TITLE CO.

Escrow No. 211533NS  
Title Order No. B66524

B66524-1

**THE GRANTOR** Damon D. Schmidt and Mary L. Schmidt, Husband and Wife

for and in consideration of **Ten Dollars and other good and valuable consideration**  
in hand paid, conveys and warrants to **Richard P. Austin II and Gretchen A. Austin, Husband and Wife**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

**Abbreviated Legal: Section 19, Township 34, Range 5; NE 1/4 - SW 1/4**

**Legal description: See Exhibit "A" attached hereto and by this reference made a part hereof**

**Assessor's Property Tax Parcel/Account Number(s): 340519-3-001-0007 (P30343)**

**SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. B66524 issued by First American Title Skagit, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.**

# 44550  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: October 18, 2001

*Damon D. Schmidt*  
Damon D. Schmidt

DEC 31 2001

*Mary L. Schmidt*  
Mary L. Schmidt

Amount Paid \$  
Skagit Co. Treasurer *4199.85*  
By *[Signature]* Deputy

State of Washington

County of ~~Snohomish~~ Skagit

}ss.

I certify that I know or have satisfactory evidence that Damon D. Schmidt and Mary L. Schmidt is/are the person(s) who appeared before me, and said person(s) 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: 10/22/01

*Marcia J. Jennings*  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires 10/5/2004



EXHIBIT "A"

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

Parcel "A":

Lot 5, of that certain Survey recorded May 8, 1985, as Auditor's File No. 8505080016, in Volume 6 of Surveys, Page 68, records of Skagit County, Washington, said premises being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 34 North, Range 5 East, W.M.

TOGETHER WITH a 60 foot wide, non-exclusive easement for access and utilities over and across those portions of Lots 1, 2 and 3, of said Survey, as delineated thereon.

TOGETHER WITH a non-exclusive easement for access and utilities over and across the North 60 feet of the West 60 feet of Lot 6, of said Survey, as delineated thereon.

Parcel "B":

A non-exclusive easement for ingress, egress and utilities over and across the following described property:

The North 60 feet of that portion of Tract 3 of Gunderson Meadows, recorded February 9, 1983, in Volume 4 of Surveys, Pages 80 and 81, as Auditor's File No. 8302090003, records of Skagit County, Washington, lying within the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W.M.



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EXHIBIT "B"

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: March 16, 1990  
Recorded: March 30, 1990  
Auditor's No: 9003300092  
Purpose: Underground electric system  
Area Affected:

**Right-of-Way No. 1:** Being located as constructed or to be constructed on the South 60 feet of the above described Tract 5.

**Right-of-Way No. 2:** Being located as constructed or to be constructed on the North 60 feet of the above described Tract 6.



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