



200204090176
Skagit County Auditor

4/9/2002 Page 1 of 2 1:26PM

AFTER RECORDING MAIL TO:

Name JEFFREY A. WILLARD, SARA A. WILLARD

Address

City, State, Zip

00067223

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

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

07223E-1

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 JEFFREY A. WILLARD and SARA A. WILLARD, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 3, 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 said Short Plat.

ABBREVIATED LEGAL: Lot(s) 3, of SHORT PLAT NO. 97-0051, Map Book 14, Map Page 8-9

Subject to Paragraphs A thru L of Schedule B-1 of First American Title Company's preliminary commitment no. 01-67223 and 2nd 1/2 2002 taxes.

See Exhibit A for Reservations made a part hereof by this reference.

1496

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 09 2002

Amount Paid \$1162.80
By: [Signature] Skagit County Treasurer
[Signature] Deputy

Assessor's Property Tax Parcel Account Number(s): 350411-1-006-0200 R114356

Dated April 6, 2002.

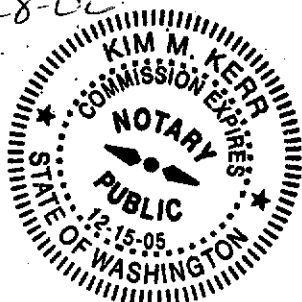
Erna E. Munske by
ERNA E. MUNSKE

[Signature] P.O.A.

STATE OF WASHINGTON
COUNTY OF Skagit } ss

On this 8th day of April, 2002, 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therein mentioned, and on oath state that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.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: 4-8-02



Kim M. Kerpe

Notary Public in and for the State of Washington
Residing at M.H. Vernon
My appointment expires: 12/15/05

Exhibit A

RESERVING TO the Grantor, the right to expand the burden of the non-exclusive easement(s) 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 Nos. 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 and Maintenance Declaration dated February 22, 1999, and July 28, 1999, and recorded under Auditor's File No. 9903180009 and 199908120030, records of Skagit County, Washington.

THE GRANTORS herein also own Lot 2, of said Short Plat NO. 97-0051. The Grantors, or their successors in interest, shall build a driveway near the Southerly line of Lot 2 to access those areas of both Lots 2 and 3, lying Easterly of the PCA (Protected Critical Area) delineated on the Short Plat. At such time as said driveway is built, the Grantors, or the successors in interest, shall grant an easement for ingress and egress over said driveway and an extension, if needed, from Erna Lane to a point on the Northerly line of Lot 3, lying 30 feet Easterly of the PCA (Protected Critical Area). If needed for topographical reasons, the Grantees, or their successors in interest, shall grant an easement over portions of the Northerly 5 feet of said Lot 3, to widen said driveway.

The Grantor herein reserves the following easement for benefit of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 11:

A non-exclusive easement for ingress, egress and utilities over, across and under the following described portion of Lot 3, of Skagit County Short Plat No. 57-51, approved March 11, 1999, and recorded March 18, 1999, as Auditor's File No. 9903180008, being a portion of the West 1/2 of the Northeast 1/4 of Section 11, Township 35 North, Range 4 East, W.M.:

Begin at the Southwest corner of said Lot 3; thence East along the South line of said Lot 3, a distance of 86 feet; thence Northwesterly to a point on the West line of said Lot 3, which lies 86 feet North of the point of beginning; thence South along said West line, 86 feet to the point of beginning.

Read and Approved:

Erna E. Munske
Erna Munske by Randal Munske by POA

by Randal Munske
P.O.A.

Jeffrey A. Willard

Sara A. Willard

