

AFTER RECORDING MAIL TO:
Michael N. Yarrow
4417 Cascadia Avenue S.
Seattle, WA 98118



200206200097
Skagit County Auditor

6/20/2002 Page 1 of 3 11:52AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101465-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Andrew M. Calhoun, Margaret S. Calhoun
Grantee(s): Michael N. Yarrow, Ruth M. Yarrow
Abbreviated Legal: Lot 1, 2, SUIATTLE RIVER FOREST SITES, records of Skagit
County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4023-000-001-0004/P69788, 4023-000-002-0003/P69789

THE GRANTOR Andrew M. Calhoun and Margaret S. Calhoun, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MICHAEL N. YARROW and RUTH M. YARROW, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lots 1 and 2, "SUIATTLE RIVER FOREST SITES", as per plat recorded in Volume
8 of Plats, pages 29 and 30, records of Skagit County, Washington.
Complete Legal attached under Schedule "A-1"
Situate in the County of Skagit, State of Washington.
Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this ^{4th} 13th day of June, 2002
By Andrew M. Calhoun
Andrew M. Calhoun

2740
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2002

By Margaret S. Calhoun
Margaret S. Calhoun

By Amount Paid \$ 207.75
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Tennessee }
County of Shelby } SS:

I certify that I know or have satisfactory evidence that Andrew M. Calhoun and
Margaret S. Calhoun is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 13, 2002

[Signature]
Notary Public in and for the State of Tennessee
Residing at Memphis, TN
My appointment expires: _____

MY COMMISSION EXPIRES APR. 13, 2004

Schedule "A-1"

DESCRIPTION:

Lots 1 and 2, "SUIATTLE RIVER FOREST SITES", as per plat recorded in Volume 8 of Plats, pages 29 and 30, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the existing roadway which traverses through the following described property:

Lots 33 and 34, "SUIATTLE RIVER FOREST SITES", as per plat recorded in Volume 8 of Plats, pages 29 and 30, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

S-101465-E

EXCEPTIONS:

A. Reservation contained in United States Patent recorded April 9, 1958, under Auditor's File No. 563879, as follows:

"There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. This patent is issued under authority of Section 1 of the Act of June 25, 1910, (26 Stat. 855), and is subject to the reservation of 50% of all minerals including oil and gas, to the heirs of Annie McLeod, their heirs, and assigns, together with the right to lease, extract and retain the same, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act."

B. Any question that may arise due to the shifting and changing in course of Suiattle River.

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Suiattle River.

D. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Suiattle River.

NOTE: The dedication and face of the plat contain the following:

"In lieu of dedication of roads to the public, hereby dedicate forever unto each purchaser of property in this plat an undivided interest in all roads shown as private roads. We also hereby reserve to each and every purchaser of property within this plat an irrevocable easement for foot traffic along the riverbank abutting and adjoining thereto, said easement to run with the land and the erection of wharfs, docks, bulkheads, or other structures shall not impede or breach the easement hereby created."

"All tracts shall have access to Forest Service Roads by private road only, except Tract 29, which shall have one access to Forest Service Road No. 343. Tracts 22 to 29, inclusive, served by easement from private road as shown hereon."



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E. The dedication and face of the plat contain the following:

"In lieu of dedication of roads to the public, hereby dedicate fore unto each purchaser of property in this plat an undivided interest all roads shown as private roads. We also hereby reserve to each every purchaser of property within this plat an irrevocable easement foot traffic along the riverbank abutting and adjoining thereto, s easement to run with the land and the erection of wharfs, doc bulkheads, or other structures shall not impede or breach the easem hereby created."

"All tracts shall have access to Forest Service Roads by private r only, except Tract 29, which shall have one access to Forest Serv Road No. 343. Tracts 22 to 29, inclusive, served by easement f private road as shown hereon."

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN EASEMENT:

Dated: May 3, 2000
Recorded: July 7, 2000
Auditor's No.: 200007070004
Executed By: Ralph Barton Bastien, and Bernard Norbert Bastien, each as their separate property

As follows:

"1. Grantors take no responsibility, legal or otherwise, for any inj to persons using this roadway, nor any damage to vehicles, trailers, other implements crossing said roadway.

2. No trees nor brush will be cut to widen or extend the road without written permission of Grantors.

3. The rights of ingress and egress herein granted is limited recreational use only. No commercial vehicles of any kind will allowed without the written consent of Grantors.

4. Upon execution of Exhibit "D" attached thereto, a key will supplied to each owner allowing access over the roadway descrii therein.

5. Upon execution of Exhibit "D" attached thereto, all owners signing agree to share equally in all costs of maintenance and repair the roadway."



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