



200210220150
Skagit County Auditor

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Return Address
GARY W. KANGAS and TOME L. KANGAS
6531 103RD ST NE
MARYSVILLE, WA 98270

Statutory Warranty Deed

ESCROW NO. 17-720750
Assessor's Tax Parcel Number(s):
340436-0-013-0009 P29876
Ptn Gov Lot 7 and RR ROW in 36-34-4
FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC.

P-102960

THE GRANTOR NRJR 2000 LIMITED PARTNERSHIP I for and in consideration
of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to GARY W. KANGAS and TOME L. KANGAS,
husband and wife

the following described real estate, situated in the County of SKAGIT,
State of Washington:

LEGAL DESCRIPTION ATTACHED ON EXHIBIT A

FOR EXCEPTIONS TO TITLE SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART
HEREOF

DATED : 10-18-02

James E. Ross
JAMES E. ROSS, Partner
Nancy J. Ross
NANCY J. ROSS, Partner

4959
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 22 2002

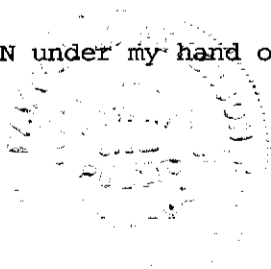
Amount Paid \$ 2983.50
Skagit County Treasurer
Deputy
By: lp

STATE OF WASHINGTON
COUNTY OF Shoshone

partnership I
Partners of NRJR 2000 limited

On this day personally appeared before me JAMES E. ROSS and NANCY J. ROSS
to me known to be the individual described in and who executed the within
and foregoing instrument, and acknowledged that he/she/they signed the same
as his/her/their free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand official seal this 18th day of OCTOBER, 2002.



Janet M. Peters
Notary Public in and for the State of
Washington residing at Marysville

Schedule "A-1"

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DESCRIPTION:

PARCEL "A":

That portion of Government Lot 7 in Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Westerly boundary line of the right of way of the Northern Pacific Railway Co., a distance of 150 feet South of the North line of said Lot 7;
thence West parallel with the North line of said Lot 7 to Big Lake;
thence Southerly following the shore of Big Lake to a point 250 feet South of the North line of said Lot 7;
thence East parallel with said lot line to the said railway right of way;
thence Northerly, following said right of way line to the point of beginning.

TOGETHER WITH a right of way or easement upon, over and across 30 feet of land adjacent to the Westerly right of way line of said railway from the North line of said Tract to the North line of said Lot 7, as a means of ingress and egress to said main tract.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100 foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Lloyd G. Smaby, et ux, by deed recorded January 1, 1966, under Auditor's File No. 678025;

EXCEPT that portion thereof, if any, lying within the existing, as-built right-of-way of State Highway 9.

Situate in the County of Skagit, State of Washington.



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Schedule "B-1"

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Annie C. Thompson
Purpose: A right of way for road purposes
Area Affected: East 30 feet of Parcel "A"
Dated: October 7, 1943
Recorded: February 3, 1944
Auditor's Nos.: 368836 and 368837

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a
municipal corporation
Purpose: For Sanitary Sewers
Area Affected: This easement is that portion of the above
described lots included within the limits
of a strip of land 10 feet in width, the
centerline of which is described as the
centerline of the sewer pipe line as
constructed and shall be located on shore
within 30 feet of the line of normal high
water
Dated: July 8, 1978
Recorded: January 26, 1979
Auditor's No.: 895507

C. CONDITIONS CONTAINED IN DEED, AS FOLLOWS:

Recorded: June 9, 1995
Auditors' No.: 9506090100
As Follows: The property described will be combined or
aggregated with contiguous property owned
by the Grantee. This boundary adjustment
is not the purpose of creating an
additional building lot. There is no
monetary consideration given for this
transfer.

(Affects South 25 feet)

D. The effect, if any, of a Survey of said premises recorded on July
6, 1995, under Auditor's File No. 9507060042, records of Skagit
County, Washington.

E. 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 Big Lake.

F. Any prohibition of or limitation or use, occupancy or improvement
of the land resulting from the rights of the public or riparian
owners to use any portion which is now, or has formerly been, covered
by water.

- continue



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

G. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 8, 2000
Auditor's No.: 200012080004

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to: overhead facilities and underground facilities.

Area Affected: A non-exclusive perpetual easement over, under, along, across and through property herein described as Parcel A. A right of way 10 feet in width with 5 feet on each side of a centerline described as follows: Beginning at a point on the South line of the above described property that is 96 feet West of the Southeast corner thereof; thence North 09° West to a point on the North line that is 95 feet West of the Northeast corner thereof and the terminus.

Recorded: February 6, 2001
Auditor's No.: 200102060062

I. LOW FLOW MITIGATION SUMMARY AND THE TERMS AND CONDITIONS THEREOF

BETWEEN: Skagit County
AND: James and Nancy Ross
RECORDED: April 23, 2001
AUDITOR'S NO.: 200104230135

J. Protected Critical Area Site Plan and/or Easement, and the terms and conditions thereof:

Executed By: James and Nancy Ross
Recorded: April 23, 2001
Auditor's No.: 200104230136

- Continued -



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Vicki J. Wesen and Betty J. Smaby, each as her separate property, and their heirs, successors and assigns
Purpose: A non-exclusive easement for ingress, egress and utilities over, under and across
Area Affected: The South 30 feet of the East 125 feet of the subject property described on Exhibit "A"
Dated: October 2, 2002
Recorded: October 3, 2002
Auditor's No.: 200210030139



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