



200410220088
Skagit County Auditor

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WHEN RECORDED RETURN TO
CHUCK ROBERT HAIGH
18900 SULPHUR SPRINGS ROAD
MOUNT VERNON, WASHINGTON 98274

CHICAGO TITLE IC32796 ✓



CHICAGO TITLE INSURANCE COMPANY

5130347

STATUTORY WARRANTY DEED

Dated: OCTOBER 21, 2004

THE GRANTOR

GERALD G WEBER AND KIMBERLY WEBER, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

CHUCK ROBERT HAIGH AND SHANNON ELIZABETH HAIGH, HUSBAND AND WIFE

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

Tax Account Number(s):

4024-000-041-0104 & 4024-000-014-0107

SEE ATTACHED LEGAL DESCRIPTIONS AS EXHIBIT A

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

PTN TRACTS 14 AND 41, PLAT 1, SULPHUR SPRING LAKE TRACTS

5720

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2004

Amount Paid \$ 7387⁰⁰
Skagit Co. Treasurer
By Deputy

GERALD G WEBER

KIMBERLY WEBER

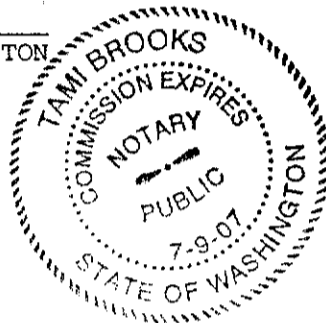
STATE OF WASHINGTON
COUNTY OF SNOHOMISH

SS

ON THIS 21st DAY OF October, 2004 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED GERALD G. AND KIMBERLY
WEBER KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED
THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT they SIGNED AND SEALED
THE SAME AS their FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND
PURPOSES HEREIN MENTIONED.

Tami Brooks
NOTARY SIGNATURE

PRINTED NAME: Tami Brooks
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Monroe, WA
MY COMMISSION EXPIRES ON 7/9/07



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EXHIBIT "A"

The South Half of Tracts 14 and 41, PLAT 1, SULPHUR SPRING LAKE TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of an unnamed street lying Southerly of Tract 41 vacated on March 9, 1959 under Commissioners File No. 10173 which would attach by operation of law;

ALSO TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian; which lies West of the centerline of said right of way and between the Easterly extensions of both the North and South lines of the South Half of Lot 14, Sulphur Spring Lake Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

AND ALSO TOGETHER WITH that portion conveyed by Bjorn Nymark and Norma Nymark, husband and wife, to Danny Allen Baird and Pamela Morris Baird, husband and wife by Quit Claim Deed recorded March 5, 1998, under Auditor's File No. 9803050066, records of Skagit County, Washington, more particularly described as follows:

That portion of the vacated South 15 feet of street adjoining the North side of Tract 40, Plat 1 Sulphur Spring Lake Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington, lying North of the following described line:

Beginning at the intersection of the West line of Sulphur Springs Road with the centerline of the vacated street adjoining the North side of Tract 40 of said plat;
Thence North $89^{\circ}13'18''$ West along the centerline of said vacated street, a distance of 30.04 feet to the initial point of this line description;
Thence South $79^{\circ}16'10''$ West, to the West line of said plat and the terminal point of this line description;

EXCEPT therefrom that portion conveyed by Danny Allen Baird and Pamela Morris Baird, husband and wife, to Bjorn Nymark and Norma Nymark, husband and wife, by Quit Claim Deed recorded March 5, 1998, under Auditor's File No. 9803050065, records of Skagit County, Washington, more particularly described as follows:

That portion of the vacated street adjoining the North side of Tract 40, PLAT 1 SULPHUR SPRING LAKE TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West line of Sulphur Springs Road with the centerline of the vacated street adjoining the North side of Tract 40 of said plat;
Thence North $89^{\circ}13'18''$ West along the centerline of said vacated street, a distance of 30.04 feet;
Thence North $79^{\circ}16'10''$ East, a distance of 29.17 feet to a point on the West line of Sulphur Springs Road which is 6 feet Northerly of the point of beginning of this description;
Thence Southerly along a curve to the left having a radius of 2,879.89 feet, through a central angle of $00^{\circ}07'10''$ and an arc distance of 6.00 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 005130347

Reservations contained in deed

Executed by: Union Lumber Company
Recorded: June 21, 1913
Auditor's No.: 97183, records of Skagit County, Washington
As follows:

Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands. Rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.

Right to overflow and inundate the shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under Application No. 12096, disclosed by the deed from the State of Washington under which the shore lands are claimed, recorded in Volume 178 of Deeds, page 219, records of Skagit County, Washington.

Exceptions and Reservations contained in deed from the State of Washington whereby said grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Auditor's No.: 318457, records of Skagit County, Washington
Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change of the line of high water of Big Lake OR due to said lake having shifted or changed its line of high water.

Sewer Service Variance Request recorded September 23, 1980, under Auditor's File No. 8009230060, records of Skagit County, Washington.

Access easement in favor of Skagit County Sewer District No. 2 for access to pump station, and recorded September 23, 1980, under Auditor's File No. 8009230059, records of Skagit County, Washington.

EXHIBIT3/RDA/0999



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