

AFTER RECORDING MAIL TO:  
Leslie L. Clark and Roxann M. Clark  
PO Box 141  
Mossy Vernon, WA 98273.



200509080134

Skagit County Auditor

9/8/2005 Page 1 of 3 3:28PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 83526

### Statutory Warranty Deed

Grantor(s): Noretap  
Grantee(s): Leslie L. Clark and Roxann M. Clark  
Section 17, Township 33, Range 5; Ptn. NE 1/4 - NE 1/4  
Assessor's Tax Parcel Number(s): 330517-1-001-0020, P18097

FIRST AMERICAN TITLE CO.

83526-1

THE GRANTOR Noretap, a Washington General Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leslie L. Clark and Roxann M. Clark, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Subject to paragraphs A to L of Schedule B-1's of the American Title Company's preliminary commitment  
That portion of the Northeast 1/4 of Section 17, Township 33 North, Range 5 East, W.M., lying Northeasterly of "Lake Cavanaugh Road", more fully described as follows:

COMMENCING at the Northeast corner of said Section 17; THENCE South along the East line of said Section 393.94 feet; THENCE North 89°16'28" West, 1073.96 feet to the true point of beginning; THENCE South 89°16'28" East, 1073.96 feet to the East line of said Section 17; THENCE South 0°37'29" West, along the East line of said Section, 447.95 feet; THENCE North 89°22'15" West, 730.93 feet; THENCE South 57°02'07" West, 971.16 feet to the Northeasterly right-of-way line of Lake Cavanaugh Road; THENCE Northwesterly along said right-of-way line, 645.22 feet, more or less, to a point which lies South 61°54'01" West of the point of beginning; THENCE North 61°54'01" East, 815.26 feet, to the point of beginning;

EXCEPT roads and/or right-of-ways.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#4957

SEP 08 2005

(Also known as Lot "B" of that un-recorded boundary line adjustment map)

Dated

Noretap

By: Ronald Schultz, Manager

Amount Paid \$ 1429.00  
Skagit Co. Treasurer  
By

By: Peter J. Poeschel, Sr., Manager

State of Washington

County of Skagit

SS:

I certify that I know or have satisfactory evidence Ronald Schultz & Peter J. Poeschel, Sr. the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Noretap of Noretap to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: Aug 31, 2005

Kari M. Kepe



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

Order No: 83526

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Merrill & Ring, its successors, permittees and licensees  
Dated: January 1, 2001  
Recorded: January 19, 2001  
Auditor's No: 200101190061  
Purpose: Road  
Area Affected: A portion of the subject property

K. ROAD EASEMENT AND/OR AGREEMENTS AS INCLUDED IN THAT INSTRUMENT:

Recorded: January 19, 2001  
Auditor's No.: 200101190062  
First Party: Merrill & Ring  
Second Party: Noretap

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Noretap - Peter J. Poeschel  
Recorded: April 2, 2001  
Auditor's No.: 200104020122  
Regarding: Protected Critical Area (PCA) is to be left undisturbed in a natural state. No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind or planting of non-native vegetation is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with Skagit County Code 14.24.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Note # 1.: We note the following recorded documents, which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200009150053  
Document Title: Title Notification  
Regarding: Designation of property as Natural Resource Lands

Auditor's File No.: 200011270084  
Document Title: Title Notification  
Regarding: Designation of property as Natural Resource Lands

Auditor's File No.: 200011270085  
Document Title: Title Notification  
Regarding: Designation of property as Natural Resource Lands



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**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN INSTRUMENT**

Executed by: English Lumber Company, a Washington corporation  
Dated: February 4, 1929  
Recorded: March 12, 1929  
Auditor's No.: 220972  
As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas, and by the operations of prospecting for and mining the same.

**B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed by: The Union Lumber Company  
Recorded: June 21, 1913  
Auditor's No: 97183 (Vol. 92, pg. 273)

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: The Atlas Lumber Company  
Dated: October 20, 1913  
Recorded: October 20, 1913  
Auditor's No: 99016  
Purpose: Railroad  
Area Affected: The North 1/2 of the Southeast 1/4 of Section 17

Said document contains the following clause:

"...at any time the said Company, their successors or assigns shall abandon said right of way, the same shall revert to the Bass Lumber Company or their successors or assigns."

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington, Division of Forestry  
Dated: June 4, 1940  
Recorded: July 3, 1940  
Auditor's No: 327179  
Purpose: Construct and maintain a telephone line for forest protection purposes only  
Area Affected: Property herein described, and other property



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