

After Recording Return to:
Julie Yearsley Hungar
18213 Ballinger Way NE
Lake Forest WA 98155



200802190205
Skagit County Auditor

2/19/2008 Page 1 of 6 3:21PM

Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 307150-LR

CHICAGO TITLE CO.

1044739

STATUTORY WARRANTY DEED

THE GRANTOR John Yearsley, a married man as his separate estate as to an undivided 1/3 interest as to Parcel A and John R. Yearsley, a married man as his separate estate as to an undivided 4/12th interest as to Parcels B, C and D for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julienne Yearsley Hungar, a married woman, as her separate estate, as to Parcel A and Julie Y. Hungar, also shown of record as Julie Yearsley Hungar and Julienne Yearsley-Hungar, a married woman, as her separate estate as to Parcels B, C and D the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and by this reference made a part hereof

Subject to: Real Estate Taxes and Exhibit "B" attached hereto and by this reference made a part hereof

Abbreviated Legal: ~~2 and 3~~ PTN. GOV'T LOT 1 IN 30-35-3
Additional Legal(s) on page: 2 and 3
Assessor's Tax Parcel No.: 350330-0-027-0009/P35006, 350330-0-028-0008/P35007, 350330-0-029-0007/P35008, 350330-0-042-0000/P35042- P35024

Dated: February 12, 2008

John R. Yearsley

498
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 19 2008

Amount Paid \$ 2576.21
Skagit Co. Treasurer:
By Deputy:

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that John R. Yearsley (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be, his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: FEBRUARY 14 2008

Notary Public in and for the State of Washington
Residing at
My appointment expires:

EXHIBIT "A"

PARCEL A:

as to an undivided 1/3 interest

The South 30 feet of the North 90 feet of that part of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;

Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;

Thence West 135 feet, more or less, to the government meander line;

Thence Southerly along said meander line to a point due West of the point of beginning;

Thence East 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

as to an undivided 4/12th interest

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The South 30 feet of the North 60 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;

Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;

Thence West 135 feet, more or less, to the government meander line;

Thence Southerly along the said meander line to a point due West of the point of beginning;

Thence East 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

continued.....



200802190205
Skagit County Auditor

EXHIBIT 'A' continued:

PARCEL C: *as to an undivided 4/12th interest*

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The North 30 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;

Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;

Thence West 135 feet, more or less, to the Government meander line;

Thence Southerly along said meander line to a point due West of the point of beginning;

Thence East 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

PARCEL D: *as to an undivided 4/12th interest*

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 840.4 feet South and 1,194.4 feet West of the North Quarter corner of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, the true point of beginning;

Thence East 134.06 feet, more or less, to the West line of a certain private road now in use which descends the hill from the county road (as described in Quit Claim Deed Auditor's File No. 463019, records of Skagit County, Washington, from Julius and Stella Kiderlen to Harwood and Nancy Bannister date June 30, 1951);

Thence Southerly along said road to a point of intersection with the North line of Tract owned by Paul Umbarger and Lucille Umbarger, his wife, and Alfred Bruget and Jesse Bruget, his wife, if extended East;

Thence West to the Northeast corner of the Umbarger-Bruget Tract;

Thence North 90 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200802190205
Skagit County Auditor

Exhibit "B"

Exceptions and reservations as contained in instrument;

Auditor's No.: 24556, 245547, 245548, and 245549, records of Skagit County, Washington

Executed By: J.A. Kiderlen and Stella Kiderlen, husband and wife

As Follows: Less all oil rights which are being reserved by the first party. It is hereby agreed between the first party and the second party that a walkway will be granted for public use on the Westerly part of the above described property. It is also agreed that the first party will grant to the second party rights to dig or drive a well for obtaining water for domestic purposes on, and to maintain a pipe line for said water over and across the land that we now possess in Government Lot 1, West of county road in Section 30, Township 35 North, Range 3 East of the Willamette Meridian. It is also agreed that the second party will have road right of ways to and from the public road at the top of the hill, and that along the Easterly side of the above described property and immediately adjacent thereto a 16 foot strip shall be reserved for public use as a road. It is also agreed that the second party will have the right to go in upon the above described roadways and do such clearing, grubbing, blasting and road surfacing as they may see fit. It is also agreed that the second party will have the right to bring in and construct telephone and electric light lines to the property. Either in a direct line from the point of contact with the company's lines or by the road right of ways.

Exceptions and reservations as contained in instrument;

Recorded: July 10, 1951

Auditor's No.: 463019, records of Skagit County, Washington

Executed By: Julius A. Kiderlen and Stella Kiderlen, husband and wife

As Follows: Grantors reserve all oil rights

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: July 28, 2003

Auditor's No(s): 200307280290, records of Skagit County, Washington

In favor of: Harwood Bannister and Nancy Bannister

For: Ingress and egress

Affects: Existing private road along base of the hill as it exists in June 2003



200802190205

Skagit County Auditor

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 commerce and navigation.

Any question of location, boundary or area related to Padilla Bay, including, but not limited to, any past or future changes in it.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Padilla Bay, if navigable.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 25, 1952
Auditor's No(s): 476839, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 29, 2006
Auditor's No(s): 200606290126, records of Skagit County, Washington
In favor of: Public Utility Grantee No. 1 of Skagit County
For: Construction and maintenance of water lines

Easement delineated on the face of said survey;

For: Gravel Drive
Affects: 10 foot strip across Parcel D

Easement delineated on the face of said survey;

For: Public access
Affects: 16 foot strip along the Easterly line of Parcels A, B and C



200802190205
Skagit County Auditor

Easement delineated on the face of said survey;
For: Proposed water line
Affects: 20 foot strip across Parcel D

Recital on the face of said Survey under Auditor's File No. 200311100097, records of Skagit County, Washington, as follows:

- A. The original conveyance of Parcels 1-3 calls for the granting of a walkway for "For Public Use" on the Westerly part of said parcels (AF#245.547). Although this provision on the face of the deed has been maintained, this survey finds no evidence of a public trail. Since there is no information in the deed about its intended location, it is not shown on this survey.
- B. The public easement along the East sides of Parcels 1-3 and the Southerly neighboring properties described in the original conveyance of 1931 (AF# 245.546 through No. 245.549) may have been vacated by action of omissions within the 1909 amendment to the laws of 1889-1890 regarding the vacation of unopened rights-of-way. Said easement has never been opened and is heavily encroached upon by house construction along its entire length.

Encroachment of a house along the North line by .7 feet onto Parcel D as delineated on the face of survey recorded November 10, 2003, under Auditor's File No. 200311100097, records of Skagit County, Washington.

Encroachment of existing residence onto the public access easement as delineated on the face of survey recorded November 10, 2003, under Auditor's File No. 200311100097, records of Skagit County, Washington.

Encroachment of a pump house onto proposed 20 foot water line easement as delineated on the face of survey recorded November 10, 2003, under Auditor's File No. 200311100097, records of Skagit County, Washington.

Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: March 26, 2002
Auditor's No.: 200203260038, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 1963-02 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 29
Roll No.: 15
Account No.: P35006, P35007, P35008, P35024
Amount: \$6,970.00, plus interest, if any

AMENDED by instrument(s):
Recorded: January 28, 2003
Auditor's No(s): 200301280008, records of Skagit County, Washington



200802190205
Skagit County Auditor