



200903200075

Skagit County Auditor

3/20/2009 Page

1 of

6 11:43AM

RETURN TO:

GUARDIAN NORTHWEST TITLE CO.

96019

DOCUMENT TITLE(S) (or transactions contained herein):

STATUTORY WARRANTY DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. YARCHO, WILLIAM A. & VICKY ANN, HUSBAND AND WIFE
- 2.

GRANTEE(S) (Last name, first name and initials):

1. CAMPBELL, LANCE J. & JAMIE, HUSBAND AND WIFE
- 2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Ptn Lots 1 & 3, Short Plat No. No. PL03-0808; Ptn of NW ¼ NE ¼ of Sec. 26, Twp 34 N, R 4 East, W.M.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

340426-1-003-0900

P128193

340426-1-003-0600

P124168

STATUTORY WARRANTY DEED

The Grantor, **William A. Yarcho and Vicky Ann Yarcho, husband and wife**, for and in consideration of Ten Dollars and other valuable consideration, in hand and paid, conveys and warrants to Grantee, **Lance J. Campbell and Jamie Campbell, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

That property legally described on the attached EXHIBIT A.

TOGETHER WITH those non-exclusive easements for ingress, egress and utilities as delineated on and/or described within said Skagit County Short Plat No. PL03-0808.

Situated in the County of Skagit, State of Washington.

Subject to:

1. Easements, restrictions and encumbrances as set forth in Schedule "B-1" of Guardian NW Title Company Commitment No. 96019, including supplements, a copy of which is attached hereto and incorporated herein by reference; and to the view easement recorded herewith and executed by the parties hereto.
2. RESTRICTION: Neither Grantee nor Grantee's successors shall have any easement, interest in, nor right to use Mountain Springs Lane for any purpose, nor any easement over Lot 2, Skagit County Short Plat No. PL03-0808. Said interests and easements are expressly excluded from this conveyance. Buyer's access and utilities shall be from Andal Lane only, as shown on the face of Skagit County Short Plat No. PL03-0808.
3. Seller reserves a perpetual easement as described in AF# 200901220093 for ingress, egress and utilities over, across and under that property described on Exhibit A, for benefit of and appurtenant to Lot 1, Skagit County Short Plat No. PL03-0808. Said easement area is more particularly described as follows:

A perpetual, non-exclusive easement for ingress, egress and utilities over, across and under that portion of Lot 3, Skagit County Short Plat No. PL03-0808 described as follows:

Beginning at a point on the South line of said Lot 3 that is 60.00 feet West of the Southeast corner thereof; thence North along a line parallel with and 60.00 feet West of the East line of said Lot 3, a distance of 30.00 feet; thence West along a line parallel with and 30.00 feet North of the South line of said Lot 3, a distance of 100.00 feet; thence South along a line parallel with and 160.00 feet West of the East line of said Lot 3, a distance of 30.00 feet to the South line of said Lot 3; thence along said South line 100.00 feet to the point of beginning.

Situated in Skagit County, Washington.



200903200075
Skagit County Auditor

3/20/2009 Page

2 of

6 11:43AM

4. Grantors reserve a temporary easement over the real property described on Exhibit A for benefit of Lot 2, Skagit County Short Plat No. 03-0808, for the existing septic drainfield for Lot 2. Grantors shall relocate the drainfield within 90 days of Grantees' request following Grantees initiation of a residential building permit application.

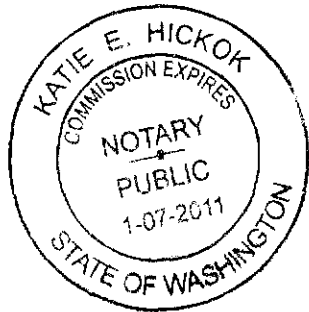
DATED this 19th day of March, 2009.

William A Yarcho Vicky Ann Yarcho
William A. Yarcho Vicky Ann Yarcho

State of Washington)
) ss
County of Skagit)

On this day personally appeared before me William A. Yarcho and Vicky Ann Yarcho, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of March, 2009.



Katie E Hickok
Notary Public in and for the State of
Washington, residing at Mukwonago
My Commission Expires: 1-7-11
Print Name: Katie E Hickok

778
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 20 2009

4455.00
Skagit Co. Treasurer
By mm Deputy



200903200075
Skagit County Auditor

Exhibit A

Lot 3 of Skagit County Short Plat No. PL-03-0808, approved February 28, 2006 and recorded February 28, 2006 as Skagit County Auditor's File No. 200602280136;

EXCEPT that portion of Lot 3 of Skagit County Short Plat No. PL-03-0808, described as follows:

Beginning at the Southeast corner of said Lot 3; thence West along the South line thereof, a distance of 60.00 feet; thence North along a line parallel with and 60.00 feet West of the East line of said Lot 3, a distance of 90.00 feet; thence East along a line parallel with and 90.00 feet North of the South line of said Lot 3, a distance of 60.00 feet to the East line of said Lot 3; thence South along said East line, a distance of 90.00 feet to the point of beginning;

AND TOGETHER WITH the following described portion of Lot 1 of Skagit County Short Plat No. PL-03-0808, described as follows:

Beginning Northwest corner of said Lot 1; thence East along the North line of said Lot 1, a distance of 36.00 feet; thence South along a line parallel with and 36.00 feet East of the West line of said Lot 1, a distance of 150.00 feet; thence West along a line parallel with and 150.00 feet South of the North line of said Lot 1, a distance of 36.00 feet to the West line of said Lot 1; thence North along the West line, a distance of 150.00 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities as delineated on Skagit County Short Plat No. PL 03-0808.

Situated in Skagit County, Washington.



200903200075

Skagit County Auditor

Schedule "B-1"

EXCEPTIONS:

A. Reservation of a right of way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in Deed from the Atlas Lumber Company, H. C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927, in Volume 144 of Deeds, page 195. (Affects the Northwest 1/4 of the Northeast 1/4 and other property).

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

| | |
|---------------|---|
| Grantee: | Puget Sound Power & Light Company |
| Dated: | April 7, 1992 |
| Recorded: | April 15, 1992 |
| Auditor's No: | 9204150128 |
| Purpose: | Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines |
| Affects: | As described in said easement, reference to the record is hereby made for full particulars |

C. Any question regarding mislocated fence lines as delineated on the face of that Survey recorded December 2, 1994, under Auditor's File No. 9412020113, and filed in Volume 16 of Surveys, page 112, all records of Skagit County, Washington.

D. EASEMENT, INCLUDING THE TERMS COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

| | |
|----------------|--|
| Grantee: | Richard X. Maguire and Barbara Maguire, husband and wife |
| Recorded: | May 28, 1982 |
| Auditor's No: | 8205280025 |
| Purpose: | Ingress, egress and utilities |
| Area Affected: | A 30 foot wide strip of land affecting subject property |

E. EASEMENT, INCLUDING THE TERMS COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

| | |
|----------------|-------------------------------|
| Recorded: | November 13, 1987 |
| Auditor's No: | 8711130045 |
| Purpose: | Ingress, egress and utilities |
| Area Affected: | Parcel "C" |



Order No: 96019

F. ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO:

By: Bill and Vicki Yarcho
And Between: Raudenbaugh, Mott, Bartel and Wheeler
Recorded: January 22, 1992
Auditor's No: 9201220064

Due to a lack of adequate legal descriptions on the face of that certain Agreement recorded under Auditor's File No. 9201220064, this Company is unable to determine its affect on the subject property.

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Barbara A. Anderson, et ux
Recorded: September 29, 1987
Auditor's No: 8709290033
For: Ingress, egress and utilities
Affects: Portion of subject property

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: PL 03-0808
Recorded: February 28, 2006
Auditor's No.: 200602280136

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 28, 2006
Auditor's No.: 200602280137

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

Executed By: William A. and Vicky A. Yarcho
Recorded: February 28, 2006
Auditor's No.: 200602280138
Regarding: Protected Critical Area Easement

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.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William A. Yarcho, et ux
Dated: December 9, 2008
Recorded: January 22, 2009
Auditor's No.: 200901220093
Purpose: Ingress, egress and utilities
Area Affected: A Southerly 30 foot by 100 foot portion of the subject property



200903200075
Skagit County Auditor