

When recorded return to:

Thomas M. Clark and Kristi L. Clark
17313 Cimarron Lane
Bellingham WA 98229

Recorded at the request of:
Guardian Northwest Title
File Number: 100299



201010290185
Skagit County Auditor

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Statutory Warranty Deed

100299-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lyle A. Morris and Laurie Ann Morris, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas M. Clark and Kristi L. Clark, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 1, Township 36, Section 3; Ptn. S 1/2 NW

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P47536, 360301-2-006-0202

Dated 10-22-10

Lyle A. Morris
Lyle A. Morris

Laurie A. Morris
Laurie A. Morris

3330
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 16,470.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Lyle A. Morris and Laurie A. Morris, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-22-10

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011



EXHIBIT A

PARCEL "A":

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 36 North, Range 3 East, W.M., lying Southerly of Bear Creek and Southwesterly of Lake Samish County Road, and being more particularly described as follows:

Beginning at an existing iron pipe at the center of said Section 1; thence North $89^{\circ}05'07''$ West, along the South line of said Northwest $\frac{1}{4}$, 129.04 feet to an intersection with the Southwesterly margin of Lake Samish County Road; thence North $40^{\circ}00'42''$ West, along said Southwesterly margin 684.67 feet; thence South $63^{\circ}51'22''$ West 245.96 feet to the true point of beginning; thence North $86^{\circ}38'44''$ West 448.03 feet; thence North $66^{\circ}46'52''$ West 118.18 feet to an intersection with a line that bears due North from a point on said South line of said Northwest $\frac{1}{4}$ which is North $89^{\circ}05'07''$ West 1,346.07 feet from said existing iron pipe at the center of said Section 1, said point on said South line being also marked by an iron pipe; thence due South, along said line, 469.40 feet to said South line and said iron pipe; thence South $89^{\circ}05'07''$ East along said South line 516.00 feet to a point that is South $5^{\circ}38'04''$ West from the true point of beginning; thence North $5^{\circ}38'04''$ East 406.79 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress, roadway and utilities, being 60 feet in width, the centerline of which is more particularly described as follows:

Beginning at an existing iron pipe at the center of Section 1, Township 36 North, Range 3 East, W.M.; thence North $89^{\circ}05'07''$ West, along the South line of the Northwest $\frac{1}{4}$ of said Section 1, 129.04 feet to the Southwesterly margin of the Lake Samish County Road; thence North $40^{\circ}00'42''$ West, along said Southwesterly margin, 653.77 feet to the true point of beginning of said centerline; thence South $63^{\circ}51'22''$ West 261.26 feet; thence North $86^{\circ}38'44''$ West 461.19 feet; thence North $66^{\circ}46'52''$ West 110.56 feet to an intersection with the Westerly line of the above described tract and the terminus of said centerline.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision which lies North $89^{\circ}48'11''$ East, a distance of 339.29 feet from the Northwest corner thereof; thence South $00^{\circ}06'46''$ West parallel with the West line of said subdivision, a distance of 278.74 feet; thence South $06^{\circ}05'10''$ East, a distance of 175.76 feet; thence South $24^{\circ}20'23''$ East, a distance of 112.67 feet to a point on a non-tangent curve concave to the Southwest having a radius of 45.00 feet the center of which lies South $24^{\circ}20'23''$ East from said point; thence Southeasterly along said curve through a central angle of $113^{\circ}13'18''$, an arc distance of 88.92 feet; thence North $88^{\circ}52'56''$ East on a line non-tangent to said curve, a distance of 110.63 feet; thence North $1^{\circ}55'09''$ West, a distance of 595.21 feet to the North line of said subdivision; thence South $89^{\circ}48'11''$ West along the North line of said subdivision, a distance of 218.74 feet to the point of beginning.



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Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: April 2, 1974
Auditor's No.: 798659
Affects: Portion of subject property

Said matters include but are not limited to the following:

1. Sixty (60) foot easement for ingress, egress and utilities.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: July 18, 1973
Recorded: July 31, 1973
Auditor's No.: 788683
Purpose: An electric line right-of-way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes together with all necessary appurtenances therefor
Location: As staked and/or as/maybe constructed on the above described property and to be extended in the future to meet load demand

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert E. Wynn and Marilyn A. Wynn, husband and wife
And: Paul E. Isaacson and Tammy L. Isaacson, husband and wife
Dated: December 12, 1995
Recorded: January 11, 1996
Auditor's No.: 9601110052
Regarding: Joint Use and Maintenance of Well and Water System

D. RESERVATION CONTAINED IN DEED

Executed by: Deana Lee Albers
Recorded: April 3, 2000
Auditor's No.: 200004030099
As Follows: "The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of a Skagit County approved subdivision."
Affects: Parcel "B"



E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Cimarron West, LLC
Recorded: June 15, 2000
Auditor's No.: 200006150095

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 24, 1996
Vol./Pg.: Volume 18 of Surveys, page 140
Auditor's No.: 9607240050
Affects: Portion of subject property

Said matters include but are not limited to the following:

1. Sixty (60) foot easement for roads and utilities.

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.

G. 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: September 20, 2005
Auditor's No.: 200509200020

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

Recorded: September 20, 2005
Auditor's No.: 200509200021
Regarding: Permit BP 05-0923

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.

