

When recorded return to:  
John Eacret and Terry Eacret  
22243 Grip Road  
Ferndale, WA 98248



201209270136  
Skagit County Auditor

9/27/2012 Page 1 of 3 3:18PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245350692

CHICAGO TITLE  
620015962

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony L. Crosby and Pamela K. Crosby, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to John Eacret and Terry Eacret, husband and wife

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

Ptn NE, 33-35-05 Aka Tract 44 unrecorded Plat of Steelhead Bend

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P40591/350533-1-001-4400

Subject to:

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: September 26, 2012

Anthony L. Crosby  
Anthony L. Crosby

Pamela K. Crosby  
Pamela K. Crosby

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123049  
SEP 27 2012

Amount Paid \$ 5256.<sup>00</sup>  
Skagit Co. Treasurer  
By Mam Deputy

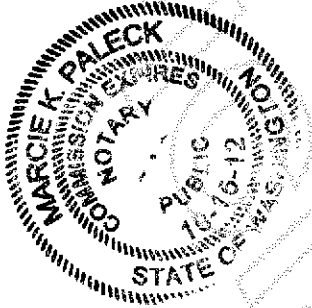
STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Anthony L. Crosby and Pamela K. Crosby are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 27 2012 MARCIE K. PALECK

Marcie K. Paleck  
Name: \_\_\_\_\_  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON WA  
My appointment expires: OCTOBER 15 2012



201209270136  
Skagit County Auditor

## EXHIBIT "A"

The land referred to in this Commitment is described as follows:

**For APN/Parcel ID(s): P40591/350533-1-001-4400**

That portion of the Northeast Quarter of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 33;  
Thence North 88 degrees 26'29" East, 1378.13 feet;  
Thence South 00 degrees 33'37" West, 1676.16 feet;  
Thence North 89 degrees 25'29" East, 749.32 feet;  
Thence South 00 degrees 33'37" West, 660.0 feet to the true point of beginning, said point being the Northwest corner of a tract sold to Norma England by instrument dated September 12, 1974, recorded October 18, 1974, under Auditor's File No. 809158, and corrected by instrument recorded November 27, 1974, under Auditor's File No. 810541;  
Thence North 89 degrees 25'29" East along the North line of said England Tract, 660 feet, more or less, to the East line of the Northeast Quarter of said Section 33;  
Thence North 00 degrees 33'37" East along said East line 330 feet;  
Thence South 89 degrees 25'29" West, 660 feet, more or less to a point which lies North 00 degrees 33'37" East, 330 feet from the true point of beginning;  
Thence South 00 degrees 33'37" West, 330 feet to the true point of beginning.

(Also known as Tract 44 of the unrecorded plat of Steelhead Bend.)

Situated in Skagit County, Washington.

Exceptions and reservations as contained in Deed;

Recorded: November 13, 1911  
Auditor's No.: 87553, records of Skagit County, Washington  
From: The Sound Timber Company  
As Follows:

The Grantor conveys the premises aforesaid, subject to a reservation unto itself, its successors and assigns, of all minerals rights in the said premises with the right of ingress and egress over the said premises for the removal of the same.

An unrecorded easement for water pipeline, as disclosed by instrument recorded March 5, 1932, under Auditor's File No. 249333, and other instruments of record.

Easement for ingress, egress and utilities and including any obligation to share in the cost of maintaining the same over and across the Westerly 50 feet and a Northerly portion of the subject property, in favor of adjoining land owners, as disclosed by various instruments of record.

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

Recorded: October 17, 1986  
Auditor's No(s): 8610170058, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Terms and conditions of that Panorama Parcels Road Maintenance Agreement;

Dated: October 19, 1995  
Recorded: April 19, 2000  
Auditor's No.: 200004190053

Said instrument is a re-recording of instrument (s);

Recorded: October 24, 1995  
Auditor's File No(s): 9510240099, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 19, 2000  
Auditor's No(s): 200004190053, records of Skagit County, Washington



201209270136  
Skagit County Auditor

9/27/2012 Page 3 of 3 3:18PM