



201210160042
Skagit County Auditor

10/16/2012 Page 1 of 3 10:35AM

When recorded return to:
Danuta Pyzia and Jozef Domanski
1200 Riverside
Mount Vernon WA 98273

Recorded at the request of:

File Number: 104588

Statutory Warranty Deed

104588
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Terry W. Minor and Thea D. Minor, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Danuta Pyzia, a single woman, as to an undivided 99% interest and Jozef Domanski, a single man, as to an undivided 1% interest the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 34 North, Range 4 East; Ptn. SW SW

Tax Parcel Number(s): P25995, 340417-3-010-0009, P113553, 340417-3-015-0800

PARCEL "A":

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying Westerly of the Great Northern Railway Company, right of way, EXCEPT road along the West line thereof known both as Old State Highway 99 and as Riverside Drive, ALSO EXCEPT the North 260 feet thereof.

PARCEL "B":

The Northwesterly 16.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 100.0 foot wide Everett to Blaine, Washington Main Line right of way, being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 34.0 feet and 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline, bounded on the West by the East line of Old Pacific Highway, being parallel with and 50.0 feet East of the West line of said Section 17, and bounded on the Northeast by a line drawn at right angles to said Main Track centerline at a point distant 500.0 feet Northeastly of the West line of said Section 17, as measured along said Main Track centerline.

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 "A" attached hereto

Dated 10/09/2012

Terry W. Minor
Terry W. Minor

Thea D. Minor
Thea D. Minor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3278
OCT 16 2012

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4544.⁰⁰
Skagit Co. Treasurer
By AKM Deputy

I certify that I know or have satisfactory evidence that Terry W. Minor and Thea D. Minor, 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: 10.10.12

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 3/28/2015

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires: Mar 28, 2015



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Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Clear Lake Lumber Company
Recorded: April 9, 1912
Auditor's No. 90791
Purpose: Railway
Area Affected: Extreme Westerly edge of Southeasterly 100 feet of subject property as measured parallel to Southeasterly line of the subject property

Said easement is also referred to in document recorded August 31, 1911, as Auditor's File No. 86357 in Volume 87 of Deeds, page 134.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: June 27, 1930
Auditor's No. 234986
Purpose: To reconstruct, maintain, and operate transmission line
Area Affected: The Southeasterly 100 feet of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: November 22, 1947
Auditor's No. 411480
Purpose: Highway Purposes
Area Affected: The Westerly portion of the subject property. The width varies from 14 to 20 feet.

D. RESERVATION CONTAINED IN DEED:

Executed by: The Burlington Northern and Santa Fe Railroad Company
Recorded: June 22, 1998
Auditor's No.: 9806220009
Affects: Parcel B



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