

When recorded return to:
Mark Wilkins and Linda Wilkins
29008 Outlook Lane
Sedro Woolley, WA 98284



201211280039
Skagit County Auditor

11/28/2012 Page 1 of 4 11:04AM

Recorded at the request of:

File Number: 104593

Statutory Warranty Deed

104593

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Stephen L. Green and Pamela J. Deming, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Wilkins and Linda Wilkins, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 35 North, Range 5 East; Ptn. NW of NW; and
Section 14, Township 35 North, Range 5 East; Ptn. NE of NE; (aka Lot 1 SP PL-04-0694)

Tax Parcel Number(s): P122347, 350513-2-020-0300, P108856, 350514-1-001-0200, P38977, 350513-2-020-0000

Lot 1, Short Plat No. PL04-0694, approved March 24, 2005, recorded March 28, 2005, under Auditor's File No. 200503280132, being a subdivision of Lot A, Short Plat. 92-041, approved June 7, 1993, and recorded June 8, 1993, under Auditor's File No. 9306080043; all records of Skagit County, State of Washington, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 35 North, Range 5 East, W.M., and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 5 East, W.M.;

TOGETHER WITH non-exclusive easements for ingress, egress and utilities as created by that instrument recorded under Skagit County Auditor's File No. 8910300086.

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 11/19/12

Stephen L. Green
Stephen L. Green

Pamela J. Deming
Pamela J. Deming

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

STATE OF Washington
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Stephen L. Green and Pamela J. Deming, 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: 11-19-12

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123767
NOV 28 2012

Amount Paid \$ 952.50
Skagit Co. Treasurer
By umam Deputy

Exhibit "A"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit County
Recorded: February 24, 1953
Auditor's No.: 359932
As Follows:

"Reserving all roads and railroad grades, if any"

(Affects the subject property and other property)

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 17, 1986
Recorded: November 18, 1986
Auditor's No.: 8611180010
Purposes: 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.
Location: Various strips of land

C. Reservation and/or exceptions contained in instrument:

From: Noretap, a General Partnership
Recorded: October 11, 1988
Auditor's No.: 8810110042
As Follows:

Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A" pages 1 through 9.

TOGETHER WITH the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical or other methods) drilling for, mining, extracting and removing the same, provided however, that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.



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D. DECLARATION OF EASEMENT, COVENANTS AND ROAD MAINTENANCE:

Dated: February 17, 1989
Recorded: February 21, 1989
Auditor's No.: 8902210090
Executed By: Noretap, a Washington General Partnership,
consisting of Peter J. Poeschel and Ronald Schultz

Said Easement was modified and partially rerecorded under Auditor's File No. 8910230016 and amended by Auditor's File No. 8910300086.

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Puget Sound Power and Light Company
Recorded: November 18, 1986
Auditor's No.: 8611180012
As Follows:

Puget Sound Power and Light Company herein expressly reserves to itself and its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil including all geothermal heat, steam or waters and the associated minerals therein, together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for extracting and removing the same.

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: November 17, 1986
Recorded: November 18, 1986
Auditor's No.: 8611180008 and 8611180009
Purpose: Electric transmission and/or distribution lines
Area Affected: Various 15 foot strips

G. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Ronald Schultz and Kathryn Schultz, husband and wife
Recorded: December 31, 1990
Auditor's No.: 9012310078

H. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: John R. Nunemaker
Recorded: December 31, 1990
Auditor's No.: 9012310079



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

Name: Short Plat 92-041
Recorded: June 8, 1993
Auditor's No.: 9306080043

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

Name: Short Plat 04-0694
Recorded: March 28, 2006
Auditor's No.: 200603280132

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

Recorded: March 28, 2005
Auditor's No.: 200503280131
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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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