

When recorded return to:
Walter F. Corbin and Gayle A. Corbin
P.O. Box 25
Olga, WA 98279



2/15/2013 Page 1 of 2 10:53AM

Recorded at the request of:

File Number: A104790

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Fred A. Hall, Trustee of the Fred A. Hall Revocable Living Trust dated August 2, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Walter F. Corbin and Gayle A. Corbin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

A104790-1

Abbreviated Legal:

Section 1, Township 36 North, Range 3 East; Ptn. of Gov't Lot 4

Tax Parcel Number(s): P47502, 360301-0-005-0009

That portion of Government Lot 4 in Section 1, Township 36 North, Range 3 East, W.M., lying Westerly of the Alger-Lake Samish County Road and Northerly of the first described tract conveyed to James R. Hitz and Carol Ann Hitz, husband and wife, by Deed recorded December 9, 1980 under Auditor's File No. 8012090011; EXCEPT an undivided interest in the West 30 feet thereof as conveyed to James A. McNally and Betty J. McNally, husband and wife, by Deed recorded February 2, 1970 under Auditor's File No. 735515; ALSO EXCEPT an undivided interest in said West 30 feet as conveyed to said James R. Hitz, et ux, by said Auditor's File No. 8012090011.

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 per Exhibit "A" attached hereto

Dated 11/29/2012

Fred A. Hall Revocable Living Trust dated August 2, 2012

Fred A Hall
By: Fred A. Hall, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013517
FEB 15 2013

Amount Paid \$ 2942.00
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
COUNTY OF Douglas } SS:

I certify that I know or have satisfactory evidence that Fred A. Hall is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Fred A. Hall Revocable Living Trust dated August 2, 2012, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-30-12

Anna Raymond

Notary Public in and for the State of Washington
Residing at East Wenatchee, WA
My appointment expires: 3-9-16



EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 2, 1962
Recorded: May 3, 1962
Auditor's No.: 621126
Purpose: Install, maintain, etc., an electric line
Affects: The exact location of said right-of-way is not disclosed on the record

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: January 14, 1991
Recorded: February 4, 1991
Auditor's No.: 9102040075
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Affects: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: March 19, 1999
Auditor's No.: 9903190088
Purpose: Pump station, waterline and related facilities
Area Affected: Portion of real estate under search

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

Recorded: June 28, 1999
Auditor's No.: 9906280003
Regarding: Special Use PL99-0062

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.

E. 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: November 27, 2012
Auditor's No.: 201211270052



201302150027

Skagit County Auditor