



201309300266

Skagit County Auditor \$75.00  
9/30/2013 Page 1 of 4 2:31PM

When recorded return to:  
Rene M. Zottolo  
1244 Shaw Road  
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20133980  
SEP 30 2013

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019975

P112856, P112896

Amount Paid \$ 2,408.<sup>00</sup>  
Skagit Co. Treasurer  
By *Inam* Deputy

CHICAGO TITLE  
620019975

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frances Ann Erickson and Clifford Erickson, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Rene M. Zottolo, a single person  
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The North Half of the Northwest Quarter of the Southwest Quarter of Section 1, Township 36  
North, Range 3 East of the Willamette Meridian;

EXCEPT that portion lying Westerly of the following described line, as disclosed by Lot Line  
Adjustment recorded under Auditor's File No. 200305220118, records of Skagit County,  
Washington;

Commencing at the West Quarter corner of Section 1, Township 36 North, Range 3 East of the  
Willamette Meridian;  
thence North 89°48'11" East, along the North line of the Southwest Quarter of said Section 1 for a  
distance of 839.39 feet to a point within Bear Creek and being the true point of beginning;  
thence South 42°02'24" East for a distance of 56.17 feet;  
thence South 19°30'47" East for a distance of 162.29 feet;  
thence South 27°24'10" East for a distance of 63.96 feet;  
thence South 14°32'09" West for a distance of 44.66 feet;  
thence South 10°02'24" West for a distance of 53.19 feet;  
thence South 37°33'52" West for a distance of 52.18 feet;  
thence North 85°34'41" West for a distance of 18.66 feet;  
thence leaving said Bear Creek South 00°06'46" West for distance of 80.57 feet to the Southerly  
side of an existing private road;  
thence South 74°12'09" West for a distance of 18.20 feet;  
thence South 55°27'31" West for a distance of 16.30 feet;  
thence South 37°53'07" West for a distance of 57.85 feet;  
thence leaving said private road South 39°15'12" West for a distance of 35.48 feet to a point within  
Bear Creek;  
thence South 44°15'59" East for a distance of 42.58 feet;  
thence South 18°39'08" East for a distance of 30.45 feet;  
thence South 38°51'45" West for a distance of 51.59 feet to a point on the South line of the North  
Half of the Northwest Quarter of the Southwest Quarter of said Section 1, Township 36 North,  
Range 3 East of the Willamette Meridian, being the terminus of the Lot Line Adjustment;

Situated in Skagit County, Washington.

PARCEL B:

STATUTORY WARRANTY DEED  
(continued)

An easement for ingress and egress and utilities over and across a 20 foot strip in the South Half of said Northwest Quarter of the Southwest Quarter and that portion of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter lying Westerly of said road in Section 1, said easement being over and across an existing road presently in use.

Situated in Skagit County, Washington.

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

INCLUDING A MANUFACTURED HOME 1974 FLEETWOOD/BROADMORE 24/60 SERIAL NO. S3057, AFFIXED AND MADE A PART HEREOF:

Tax Parcel Number(s): P112856, 360301-3-004-0200, P112896, 360301-3-004-0300

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 26, 2013

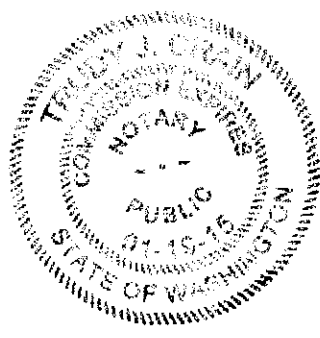
Francis Ann Erickson  
Francis Ann Erickson  
Clifford Erickson  
Clifford Erickson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Francis Ann Erickson and Clifford Erickson is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 9-26-13

Trudy J. Owen  
Name: Trudy J. Owen  
Notary Public in and for the State of Wash.  
Residing at: order to  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 3, 1966  
Auditor's No(s): 686269, records of Skagit County, Washington  
In favor of: Olympic Pipe Line Company  
For: Construction of a pipeline  
Affects: NW SW, Sec. 1, T36N, R3EWM  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 7, 1980  
Auditor's No(s): 8003070004, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: On N2 NW SW, Sec. 1, T36N, R3EWM, as constructed upon and parallel to the private existing road presently in use located on said premises
3. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: April 26, 1995  
Auditor's No(s): 9504200114, records of Skagit County, Washington  
In favor of: William J. Farnsworth  
For: Undisclosed  
Affects: Over Shaw Road as the same was located across subject property on January 1, 1995
4. Agreement, including the terms and conditions thereof, entered into;  
By: Bloedel Donovan Lumber Mills  
And Between: H. M. Marriot  
Recorded: June 19, 1943  
Auditor's No.: 363261, records of Skagit County, Washington  
Providing: Right to bring water from so called Burell Spring located in NE SW, Sec. 12, T36N, R3EWM
5. Terms and Conditions of Skagit County Hearing Examiner;  
Application: OST 93 008  
Recorded: November 17, 1994 and July 19, 1995  
Auditor's Nos.: 9411170050 and 9507190003
6. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: July 1, 2003  
Auditor's No(s): 200307010055, records of Skagit County, Washington
7. Terms and conditions of Farnsworth Lot Line Adjustment;  
Recorded: May 22, 2003  
Auditor's No.: 200305220118, records of Skagit County, Washington
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. Any claims, liens, or omitted taxes arising from the tax rolls and Skagit County Assessor Map not reflecting the Farnsworth Lot Line Adjustment recorded under Auditor's File No. 200305220118. It appears said document was not taken to the Skagit County Treasurer for processing. We should be further advised.
10. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33); Notice of Approval  
Recorded: July 19, 1995  
Auditor's No.: 95070190003, records of Skagit County, Washington  
Classification: Timber Land



**EXHIBIT "A"**

Exceptions  
(continued)

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

11. City, county or local improvement district assessments, if any.

