

POOR ORIGINAL



201401170091

Skagit County Auditor \$74.00  
1/17/2014 Page 1 of 3 1:32PM

When recorded return to:  
Glenn D. Culver and Janet L. Culver  
7823 Wilderness Drive  
Concrete, WA 98237  
561-815782

Order No. 106783

**SPECIAL WARRANTY DEED**  
(Not Statutory)

THE GRANTOR(S) The Secretary of Housing & Urban Development, his successors in interest and/or assigns for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Glenn D. Culver and Janet L. Culver, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

Ptn. Lot 11 Eagle Hill

106783-1

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P108411, 4660-000-011-0000

"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 "B" attached hereto."

Dated: 1/14/2014

U.S. Department of Housing and Urban Development

*[Signature]*  
By: ..., Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014188  
JAN 17 2014

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

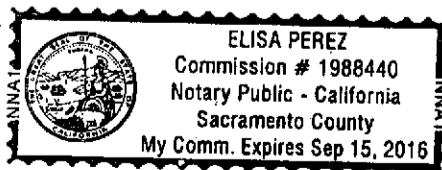
STATE OF California  
COUNTY OF Sacramento } SS:

I certify that I know or have satisfactory evidence that Yolanda Alexander is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the authorized signor of the Secretary of Housing Urban Development, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: January 15, 2014

*[Signature]*

Notary Public in and for the State of California  
Residing at Elk Grove  
My appointment expires: 9/15/14



Escrow No.: 106783

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 11, Plat of Eagle Hill, according to the Plat thereof, recorded in Volume 16 of Plats, Pages 67 and 68, records of Skagit County, Washington; except that portion described as follows: Beginning at the Northwest corner of said Lot 11; thence South 00 degrees 01'20" West along the West line of Lot 11, a distance of 241.31 feet; thence South 15 degrees 19'08" East, a distance of 113.40 feet; thence North 79 degrees 39'35" East, a distance of 343.59 feet to a point on the East line of said Lot 11 which is 274.85 feet from the Northeast corner thereof; thence North 01 degrees 48'05" East along said East line, a distance of 274.85 feet to the Northeast corner of said Lot 11; thence North 87 degrees 49'32" West along the North line of said Lot 11, a distance of 376.78 feet to the Northwest corner of said Lot 11 and the point of beginning of this description.



201401170091

Skagit County Auditor

\$74.00

1/17/2014 Page

2 of

3 1:32PM

Exhibit B

A. Reservation by grantors, trustees for the stockholders of The Sound Timber Company in vesting deed dated August 29, 1949, recorded September 6, 1949 under Auditor's File No. 435450, as follows:

"Reserving unto the grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 1, 1994  
Recorded: August 8, 1994  
Auditor's No: 9408080065  
Purpose: 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

Area Affected:

A strip of land 10 feet in width across all lots, tracts and spaces located within the subject property being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: March 29, 1996  
Recorded: April 8, 1996  
Auditor's No: 9604080111  
Purpose: 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

Area Affected:

A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the property, generally described as follows:

Beginning at a point on the Southwesterly line of Lot 1, that is approximately 300 feet Southwesterly of the Southeasterly corner thereof; thence following the approximate bearings and distances: Northwesterly 260 feet to a point hereinafter referred to as Point "A"; South 62 degrees West, 540 feet; North 27 degrees West, 130 feet; thence returning to Point "A"; thence continuing Northwesterly approximately 590 feet to the terminus of this description.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Eagle Hill  
Recorded: August 23, 1995  
Auditor's No: 9508230097

E. Terms and conditions of easement for the right to locate a Water Reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress, as recorded on April 21, 1997, under Auditor's File No. 9704210106.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Dated: November 12, 2003  
Recorded: April 27, 2004  
Auditor's No.: 200404270021  
Purpose: Utility Easement  
Area Affected: Portion of Plat

