



201402100046

Skagit County Auditor \$75.00
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AFTER RECORDING MAIL TO:

BARRON SMITH DAUGERT PLLC
300 N. Commercial Street / PO Box 5008
Bellingham, WA 98227

SPECIAL WARRANTY DEED

Reference numbers of related documents: 201302150139

Grantors: **WALTER F. CORBIN and GAYLE A. CORBIN, husband and wife**

Grantees: **WALTER F. CORBIN and GAYLE A. CORBIN, Trustees of the Walter F. Corbin Living Trust, u/a dated Jan. 24th, 2014, and successor trustees, as to an undivided 50% interest; and GAYLE A. CORBIN and WALTER F. CORBIN, Trustees of the Gayle A. Corbin Living Trust, u/a dated Jan. 24th, 2014, and successor trustees, as to an undivided 50% interest**

Legal Description (abbreviated): **Section 1, Township 36 North, Range 3 East; Ptn. Of Gov't Lot 4**

Assessor's Tax Parcel Numbers: **P47502, 360301-0-005-0009**

THE GRANTORS, **WALTER F. CORBIN and GAYLE A. CORBIN, husband and wife**, for and in consideration of transfer to Revocable Living Trusts, convey and warrant to **WALTER F. CORBIN and GAYLE A. CORBIN, Trustees of the Walter F. Corbin Living Trust, u/a dated Jan. 24th, 2014, and successor trustees, as to an undivided 50% interest; and GAYLE A. CORBIN and WALTER F. CORBIN, Trustees of the Gayle A. Corbin Living Trust, u/a dated Jan. 24th, 2014, and successor trustees, as to an undivided 50% interest**, the following described real estate, situated in the County of Skagit, State of Washington:

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.

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 and made a part hereof.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 412
FEB 10 2014

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: January 24th, 2014



WALTER F. CORBIN




GAYLE A. CORBIN

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

I certify that I know or have satisfactory evidence that WALTER F. CORBIN and GAYLE A. CORBIN signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 24th, 2014.

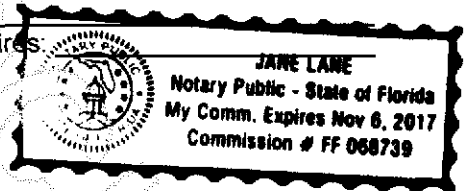


Notary Public in and for the state of Florida.

Printed Name _____

Residing in _____

My appointment expires _____



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**EXHIBIT
A**

Exceptions:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 2, 1962
Recorded: May 3, 1962
AFN: 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
Dated: Co. January 14, 1991
Recorded: February 4, 1991
AFN: 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
AFN: 9903190088
Purpose: Pump station, waterline and related facilities
Area: Portion of real estate under search
Affected:

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

Recorded: June 28, 1999
AFN: 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.



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

F. RECIPROCAL GRANT OF EASEMENT AND AGREEMENT RELATIVE THERETO

Dated: February 7, 2013
Auditor's File No. 201302150139
Recorded: February 15, 2013
Affects PTN Gov Lot 4, Section 1, Twp 36 N, R 3 E.W.M.



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