

When recorded return to:
Dale Hustler
18910 203rd Ave NE
Woodinville, WA 98077



201205310116
Skagit County Auditor

5/31/2012 Page 1 of 5 2:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245347340

CHICAGO TITLE
620015566

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann L. Spink, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Dale Hustler, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

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

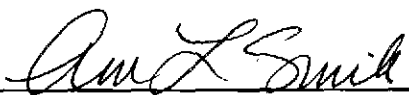
Lot 1 Skagit County Short Plat No. 96-063

Tax Parcel Number(s): P107133 and 360418-2-001-0200 and P112944 and 360418-2-001-0300

Subject to:

See Attached Exhibit "B"

Dated: May 17, 2012


Ann L. Spink

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121569
MAY 31 2012

Amount Paid \$ 10,683.22
Skagit Co. Treasurer
By  Deputy

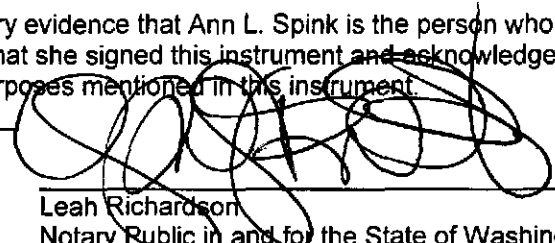
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Ann L. Spink is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 29, 2012



Leah Richardson
Notary Public in and for the State of Washington
Residing at: Whatcom, WA
My appointment expires: August 29, 2012

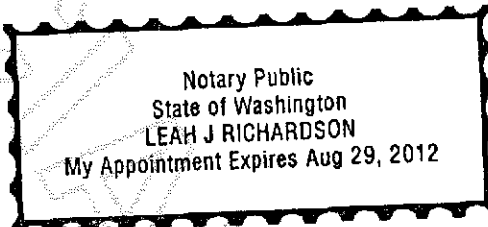


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107133 and 360418-2-001-0200 and P112944 and 360418-2-001-0300

Parcel A:
Lot 1 of Skagit County Short Plat No. 96-063 as approved March 31, 1998 and recorded April 1, 1998, in Volume 13 of Short Plats, page 112, under Auditor's File No. 9804010116, records of Skagit County, Washington; being a portion of the Northwest, Section 18, Township 36, Range 4 East of the Willamette Meridian.

Parcel B:
An easement for ingress, egress and utilities over Lot 2 of Skagit County Short Plat No. 96-063 as approved March 31, 1998 and recorded April 1, 1998, in Volume 13 of Short Plats, page 112, under Auditor's File No. 9804010116, records of Skagit County, Washington; as delineated on the face of said short plat.

All situated in Skagit County, Washington.



EXHIBIT "B"

SPECIAL EXCEPTIONS

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 8, 1954
Auditor's No(s): 510275, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corp.
For: Pipeline
Affects: A portion of said short plat

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 10, 1962
Auditor's No(s): 621367, records of Skagit County, Washington
In favor of: Skagit County
For: Drainage

Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Auditor's No(s): 9002270061, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 26, 1990
Auditor's No.: 9003260059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Easement and Agreement, including the terms and conditions thereof; entered into;

By: Richard C. Spink and Ann L. Spink, husband and wife
And Between: Patrick S. Wheat and Donna R. Wheat, husband and wife and Thomas Buggia
Recorded: February 15, 1994
Auditor's No.: 9402150001, records of Skagit County, Washington
Providing: Mutual Easements and Covenants

Said instrument is a re-recording of instrument (s);

Auditor's No(s): 9402080044, records of Skagit County, Washington

Amended by instrument(s):

Recorded: August 15, 1997; March 6, 2002
Auditor's No(s): 9708150048; 200203060083, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Skagit County Conditional Agreement Alternative Sewage System Installation;

Auditor's No(s): 9601020013; 9601020014, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Skagit County Permit Center Lot Certification Application;

Auditor's No(s): 9601020013 and 9601020014, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Establishment of Easement for Waterline and Well Protection;

Auditor's No(s): 9706100095; 9706100096 and 9706100097, records of Skagit County, Washington

Notes on the face of Skagit County Short Plat No. 96-063.

Easement delineated on the face of said short plat;

For: Waterlines
Affects: The North 20 feet of Lots 1 and 3



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EXHIBIT "B" CONTINUED

Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33); Notice of Approval

Recorded: August 12, 1974

Auditor's No.: 804745, records of Skagit County, Washington

Classification: Open Space

Affects: A portion of said premises

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



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