

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name.....

Address.....

City, State, Zip.....

PIONEER TITLE COMPANY
JUL 17 11 22 AM '85

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CHELAN
WENATCHEE

Statutory Warranty Deed

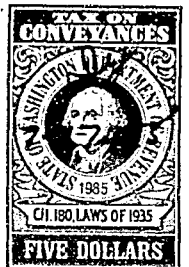
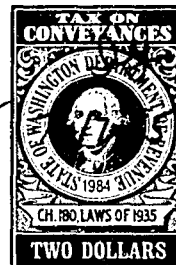
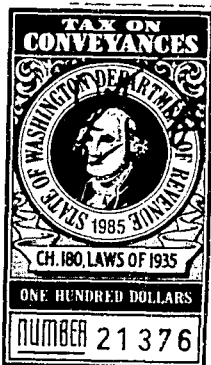
THE GRANTOR JACK M. SIBERT, a married man as his sole and separate property,

for and in consideration of Ten Dollars (\$10.00) and other valuable considerations

in hand paid, conveys and warrants to J. P. BELL and LEE BELL, his wife,

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

As per Exhibit "A" attached hereto and, by this reference, incorporated herein.



This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 1, 1979, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on

, Rec. No.

Dated November 1, 1979

Jack M. Sibert

STATE OF WASHINGTON }
COUNTY OF CHELAN } ss.

On this day personally appeared before me
JACK M. SIBERT

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
day of November, 1979

Notary Public in and for the State of Washington, residing at Chelan

STATE OF WASHINGTON }
COUNTY OF } ss.

On this day of 19, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and
to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at

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EXHIBIT "A"

Part of the Southwest quarter of the Northeast quarter and part of the Northwest quarter of the Southeast quarter of Section 4, Township 27 N., Range 23 E.W.M., Chelan County, Washington, described as follows:

Commencing at the Southwest corner of the Southwest quarter of the Northeast quarter of said Section 4, and running thence North 11°21' East for a distance of 636.46 feet; thence North 89°12'20" East for a distance of 200.00 feet to the True Point of Beginning of this description; continuing North 89°12'20" East for a distance of 995.50 feet to the Westerly boundary of State Highway; thence South 13°35'15" West along said boundary for a distance of 757.43 feet; thence South 89°10'30" West for a distance of 753.00 feet; thence North 23°40' West for a distance of 165.00 feet; thence North 00°09'29" East for a distance of 582.20 feet to the Point of Beginning.

TOGETHER WITH water rights appertenant thereto.

AND TOGETHER WITH a water pipeline easement to construct, maintain and/or replace a buried pipeline as now located lying to the West of the above described land which land is described in a contract of sale recorded under Chelan County Auditor's File No. 786923 in Book 754 at page 646.

SELLER HEREBY RESERVES an easement for a buried pipeline together with inside the house only water (.01 cubic feet per second flow) all as now located together with the right to repair, maintain and replace the same. Both parties covenant to sign a petition directed to the State of Washington, Department of Natural Resources, for a change of place of use of water to the extent set forth above. Said water is being used and is appertenant to that land described in Chelan County Auditor's File No. 784387.

SUBJECT TO THE FOLLOWING:

a. Matters relating to water and water rights, and rights of way for necessary conduits and facilities for distribution of water, if any, and right of entry for repair and maintenance, including but not limited to an easement for pipeline from the spring located on the land to the West including water from the spring and well as set forth in instrument recorded under Auditor's File No. 774790;

b. Rights and liabilities under ownership of water rights in Greater Wenatchee Irrigation District, however the same may be evidenced;

c. Easement granted to Public Utility District No. 1 of Chelan County by instru-

ment recorded February 24, 1964, under Auditor's File No. 617668, which is a re-recording of instrument recorded November 12, 1963, under Auditor's File No. 613997. Being an easement for electric transmission and distribution lines over a portion of the property herein described and other property;

d. Reservation contained in contract recorded June 12, 1970, under Auditor's File No. 700817, reserving an easement for irrigation line as now located parallel to State Highway and extending said line to the South and as set forth in instrument recorded under Auditor's File No. 783245;

e. Relinquishment of access to a portion of State Highway No. 97 in the Northwest quarter of the Southeast quarter of said section and of light, view and air by deed to the State of Washington recorded June 15, 1970, under Auditor's File No. 700894;

f. Easement, And The Terms And Conditions Thereof:

Grantee:	P.U.D. No. 1 of Chelan County
Purpose:	An underground electric system
Dated:	January 21, 1977
Recorded:	April 18, 1977
Recording No.:	771682, Book 742, page 404

g. Easement, And The Terms And Conditions Thereof:

Grantee:	P.U.D. No. 1 of Chelan County
Purpose:	To construct, operate and main- tain underground facilities
Dated:	December 22, 1978
Recorded:	March 26, 1979
Recording No.:	798073