



First American Title Insurance Company

Filed for Record at Request of

Name PUGET SOUND POWER & LIGHT COMPANY
Address _____
City and State _____

8801050033

20512

Statutory Warranty Deed

DOROTHY E. NICHOLSON, as her separate estate; as to an
THE GRANTOR undivided 1/2 interest; and JO ANN MANCINELLI, as her
separate estate, and KATHI LEE CRABB, as her *CONT'D BELOW
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to PUGET SOUND POWER & LIGHT COMPANY, a Washington
corporation
the following described real estate, situated in the County of SKAGIT, State of Washington:

*GRANTOR CONT'D
separate estate, as to an undivided 1/2 interest as joint
tenants with right of survivorship;

PARCEL "A":

Lot 4 of Skagit County Short Plat No. 13-86, approved March 11,
1987 and recorded April 9, 1987, as Auditor's File No. 8704090001,
in Book 7 of Short Plats, pages 171 and 172, records of Skagit
County, Washington; being a portion of Blocks 1 (known as Miller's
Reserve), 5, 6, 7, 12, 13, 25 and 45, "PLAT OF THE TOWNSITE OF
GIBRALTER", as per plat recorded in Volume 1 of Plats, page 19,
records of Skagit County, Washington.

TOGETHER WITH a non-exclusive, non-vehicular easement for beach
access over and across the Easterly 15 feet of Lot 1 of said Short
CONT'T EXHIBIT A

Dated JANUARY 1, 19 88

Dorothy E. Nicholson
DOROTHY E. NICHOLSON

Jo Ann Mancinelli
JO ANN MANCINELLI

Kathi Lee Crabb
KATHI LEE CRABB

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me
DOROTHY E. NICHOLSON; JO ANN
MANCINELLI; KATHI LEE CRABB
to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that THEY signed the same
as THEIR free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
day of JANUARY, 19 88

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

STATE OF WASHINGTON

COUNTY OF

On this day of 19
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned 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 instru-
ment 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

8801050033

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Plat and over and across the Westerly 15 feet of Lot 2 of said Short Plat.

PARCEL "B":

An undivided 1/4 interest in the following described tract:

Tidelands of the second class extended to the line of extreme low tide in front of, adjacent to, or abutting upon that portion of the government meander line in front of Lot 1, of Section 20, Township 34 North, Range 2 East W.M., described as follows:

Beginning at the section corner common to Sections 17, 18, 19 and 20, of Township 34 North, Range 2 East W.M.; thence South 52 deg. 00' East along the Westerly line of said Blocks 1 and 6, a distance of 542.0 feet to the most Westerly corner of said Block 7; thence South 24 deg. 54' East along the Westerly line of Block 7, a distance of 57.92 feet, more or less, to the Government meander line; thence Northeasterly along said meander line to a point that is equidistant between said last described point and the intersection of said meander line and the center line of vacated Island Street as shown on said plat of Gibraltar, and the true point of beginning of this description; thence Southwesterly along said Government meander line to the meander corner of Sections 19 and 20 of said Township 34 North, Range 2 East W.M., and the terminal point of this description.

SUBJECT TO:

Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91418 Volume 88, page 513, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

Reservations contained in deed from the State of Washington recorded under Auditor's File No. 125619 Volume 110, page 312, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

SPECIAL NOTES AS SET FORTH ON THE FACE OF THE SHORT PLAT:

- 1.) According to the Coastal Zone Atlas for Skagit County, portions of the subject property may be unstable and subject to slide additional soils evaluation shall be required prior to the issuance of building permits.
- 2.) The subject property falls under the jurisdiction of the Shoreline Management Act and Skagit County Shoreline Management Master Program and is subject to these regulations.
- 3.) A drainage plan shall be required for each lot prior to construction.

NOTE SET FORTH ON THE FACE OF THE SHORT PLAT AS AFFECTING THE SECOND CLASS TIDELANDS:

Common Area For Lots 1, 2, 3 & 4

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