

AFTER RECORDING MAIL TO:
ELMER V. ORTEZ
1671 LAKE SAMISH ROAD



200005080057

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY
Escrow Number: 32123/B61986

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed B 61986-1

Grantor(s): ERIC K. KEITHCART, RONI C. KEITHCART

Grantee(s): ELMER V. ORTEZ, WALTER M. ORTEZ

Abbreviated Legal: PTN SW 1/4 & PTN SE 1/4, records of SKAGIT County, WA, 7, 36N, 4E

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 360407-3-004-0007 R49073, 360407-4-07-0100 R106199

THE GRANTOR ERIC H. KEITHCART and RONI KEITHCART, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to ELMER V. ORTEZ, a single person, and WALTER M.
ORTEZ, a single person
the following described real estate, situated in the County of SKAGIT, State of Washington:
SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

SUBJECT TO: EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

Dated this 4th day of May, 2000

By Eric K. Keithcart
ERIC K. KEITHCART

By EVOV

35164
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

By Roni C. Keithcart
RONI C. KEITHCART

By WMOU

MAY 08 2000
2096.10
Amount Paid \$
Skagit County Treasurer
By: JP Deputy

STATE OF WASHINGTON }
County of WHATCOM } SS:

I certify that I know or have satisfactory evidence that ERIK K. KEITHCART AND RONI C. KEITHCART

are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: May 5TH, 2000

Genevieve Jimmerson
GENEVIEVE JIMMERSON

Notary Public in and for the State of WASHINGTON

Residing at BELLINGHAM

My appointment expires: 3/01/2002

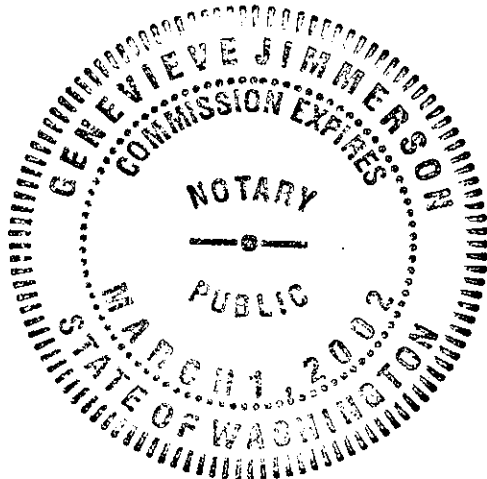


EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

That portion of the North 333.6 feet of the Southeast 1/4 of the Southwest 1/4, lying East of the logging road spur and Northerly of the Alger_Lake Samish County road right of way within Section 7, Township 36 North, Range 4 East, W.M., EXCEPT that portion of the above described property deeded to Skagit County for road purposes by documents recorded under Auditor's File Nos. 656213 and 669766, records of Skagit County, Washington.

Parcel "B":

The South 210 feet (as measured along the West line thereof) of the West 180 feet (as measured at right angles to the West line thereof) of the following tract:

That portion of Southwest 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying North of the County Road and West of the railway right of way, EXCEPT that portion, if any, deeded to Skagit County for road purposes under Auditor's File Nos. 656213 and 669166, AND EXCEPT that portion, if any, lying within a tract conveyed to James C. Taitano and Robin P. Taitano, by instrument dated April 3, 1989 and recorded April 19, 1989 under Auditor's File No. 8904190010, situated in the County of Skagit, State of Washington.



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Schedule "B" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Sidney Smyth
Recorded: April 29, 1909
Auditor's No: 74849 and 74851
Purpose: Water line
Area Affected: A 20 foot wide strip of land across the South
1/2 of said Section 7

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: June 29, 1945
Auditor's No: 383400
Purpose: Electric transmission and/or distribution lines
Area Affected: A portion of the subject property

Said easement includes prohibitions against blasting within 300 feet.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: July 23, 1954
Auditor's No: 504340
Purpose: Oil Pipe Line
Area Affected: A 50 foot wide strip of land across the subject
property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: D. Percy Sullivan, et ux
Recorded: December 29, 1960
Auditor's No: 603126
Purpose: Water line
Area Affected: The exact location is not disclosed on the
record

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 5, 1990
Recorded: March 26, 1990
Auditor's No: 9003260089
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
A portion of the subject property



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