



200101300098

Skagit County Auditor

1/30/2001 Page 1 of 3 1:36:22PM

AFTER RECORDING MAIL TO:

Name Jeffrey L and Cassandra R. Walden

Address 1333 Alger-Cain Lake Rd

City/State Sedro-Woolley, WA 98284


Statutory Warranty Deed

THE GRANTOR DONALD C. SMITH, Personal Representative of the Estate of Clair W. Smith, County Cause No. 00-4-00045-6

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to JEFFREY L. WALDEN AND CASSANDRA R. WALDEN, Husband and Wife

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



First American Title Insurance Company
 63928-1
 (this space for title company use only)

PORTION OF SECTION 8, TOWNSHIP 36, RANGE 4 NW-SE, NE-SW
 SEE ATTACHED EXHIBIT "C" FOR LEGAL DESCRIPTION AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, CONDITIONS, CONVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

JAN 30 2001

Amount Paid \$4896.⁰⁰
 Skagit County Treasurer
 By: *nan* Deputy

Assessor's Property Tax Parcel/Account Number(s):
 360408-0-002-0004 R49091
 360408-0-003-0003 R49092 IOP
 360408-0-006-0000 R49099
 360408-0-006-0117 R49101

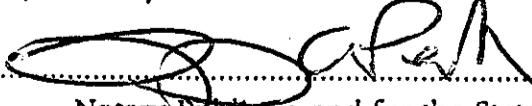
Dated January 26th, 19 2001

Donald C. Smith, Personal Representative

STATE OF WASHINGTON }
 COUNTY OF Skagit } ss.

On this day personally appeared before me Donald C. Smith, Personal Representative 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, as Personal Representative for the Estate of Clair W. Smith.

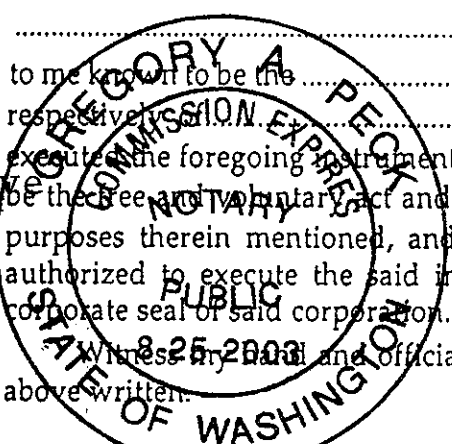
GIVEN under my hand and official seal this 29th day of January, 2001


 Notary Public in and for the State of Washington, residing at Mount Vernon
 My appointment expires: 8/25/03

STATE OF WASHINGTON }
 COUNTY OF..... } ss.

On this.....day of....., 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..... the corporation that executes 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.....
 My appointment expires:.....

Schedule "B-1" Exceptions

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Clair W. Smith and Esther E. Smith
Recorded: July 24, 1947
Auditor's No: 406465
For: Right-of-Way

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 3, 1949
Recorded: May 10, 1949
Auditor's No: 431257
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

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 7, 1963
Recorded: October 8, 1963
Auditor's No: 641730
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



Schedule "C"

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

Beginning at the point of intersection of the East line of the Alger-Park County Road with the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 36 North, Range 4 East, W.M., thence East 1150 feet, more or less, to the West line of the Bloedel Donovan Lumber Mills Railway, as the same existed on December 15, 1926; thence Southwesterly along the West line of said right-of-way to the Southeast corner of Tract as conveyed to Anna Elliott, by Deed dated December 24, 1919, and recorded September 22, 1925, in Volume 137 of Deeds, page 565 under Auditor's File No. 187490, records of Skagit County, Washington; thence Northwesterly along the Easterly line of said Elliott Tract to the South line of Alger-Park County Road; thence Northeasterly along the South line of said County Road to the point of beginning.

Also all that portion of the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 36 North, Range 4 East, W.M., lying East of the Bloedel Donovan Lumber Mills Railway, as above referred to; and West of the Warner's Prairie Branch, Bloedel Donovan Lumber Mills Railway, as the same existed on December 15, 1926.

TOGETHER WITH that vacated portion of the Alger-Clain Lake Road that has reverted thereto by operation of law;

EXCEPT those portions conveyed to Skagit County by Right-of-Way Deeds recorded May 25, 1953 and April 14, 1971, under Auditor's File Nos. 489890 and 751092, described as follows:

A strip of land 60 feet wide in the North 1/2 of Section 8, Township 36 North, Range 4 East, W.M., said strip lying 30 feet on either side of the following described centerline:

Beginning at a point on the East-West centerline of the said Section 8 which bears North 89 degrees 54'21" West and is 283.98 feet distant from the center of said Section 8; thence North 37 degrees 24' East a distance of 822.95 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of the Northeast 1/4, which point bears South 89 degrees 29'22" East and is 236.07 feet distant from the Northwest corner of the said South 1/2 of the Southwest 1/4 of the Northeast 1/4; EXCEPT existing County Road right-of-way.

The East 15 feet of that portion of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 36 North, Range 4 East, W.M., lying West of the Westerly right-of-way line of Butler Creek Road #5351 as it now exists.

Less that certain tract of land conveyed to Lester E. Stoltz and Margaret Stoltz, husband and wife, by Deed dated July 31, 1967 and recorded August 2, 1967 under Auditor's File No. 702760, records of Skagit County, Washington.



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