

AFTER RECORDING MAIL TO:
Mr. Bobby Dale Shirley
54434 Elder Lane
Darrington, WA 98241

200104020157
Skagit County Auditor
4/2/2001 Page 1 of 4 4:19:54PM

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 64482-1

Escrow No. 211141NS
Title Order No. 64482

THE GRANTOR Richard G. Miller and Helen M. Miller, Trustees of the Richard G. and Helen M. Miller Trust

for and in consideration of **Ten Dollars** and other good and valuable consideration
in hand paid, conveys and warrants to **Bobby Dale Shirley, A Single Man**
the following described real estate, situated in the County of **Skagit**, State of Washington:

Legal Description (abbreviated): Tract 20, "Trail Creek"
additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): 331031-1-004-0808 (P18829)

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 64482 issued by First American Title Skagit, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.

40171
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Dated: March 12, 2001

Richard G. Miller and Helen M. Miller Trust

APR 02 2001

Amount Paid \$ 1,912.50
Skagit County Treasurer
By: DC Deputy

By: Richard G. Miller
Richard G. Miller, Trustee

By: Helen M. Miller
Helen M. Miller, Trustee

State of Nevada

}ss.

County of CLARK

I certify that I know or have satisfactory evidence that Richard G. Miller and Helen M. Miller is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of Richard G. Miller and Helen M. Miller Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 21, 2001



ROBIN O'NEAL
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 00-60767-1
MY APPT EXPIRES JAN. 19, 2004

Robin O'Neal

Notary Public in and for the State of Nevada Henderson
Residing at 900 N. Green Valley NEV. 89014
My appointment expires 1-19-2004

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:

That portion of the East 1/2 of the East 1/2 of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the East quarter corner of said Section 31; thence North 88 degrees 38' 58" West, 30 feet to a point on the West line of an existing road; thence along said West line South 01 degrees 21' 02" West, 18.61 feet to a point; thence North 89 degrees 11' 09" West, 334.75 feet to the true point of beginning; thence continuing North 89 degrees 11' 09" West, 334.75 feet; thence North 01 degrees 21' 02" East, 651.28 feet; thence South 89 degrees 11' 09" East, 334.75 feet; thence South 01 degrees 21' 02" West, 651.28 feet to the true point of beginning.

(Also shown as Tract 20 of Survey known as Trail Creek, recorded in Volume 92 of Official Records, Pages 576 to 589, inclusive, under Skagit County Auditor's File No. 772764.)

Alm Ann B.S.



200104020157

, Skagit County Auditor

EXHIBIT "B"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: August 17, 1972
Recorded: August 17, 1972
Auditor's No.: 772763
Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: November 13, 1972
Recorded: November 15, 1972
Auditor's No.: 776807
Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: October 19, 1993
Recorded: October 19, 1993
Auditor's No.: 9310190027
Executed By: The Quadrant Corporation

Terms and conditions of Revocation of Approval of Second Amended Declaration of Covenants, Conditions and Restrictions applicable to Trail Creek, as recorded under Skagit County Auditor's File Nos. 9309230009 and 9309290013.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc.
Purpose: Electric distribution line
Area Affected: Over all private roads in Trail Creek and portion of Tracts 1, 2, 5, 7 and 8
Recorded: April 26, 1973
Auditor's No.: 784768

C. Easement for ingress, egress and utilities over the Southerly 30 feet of the subject property as disclosed on the face of the recorded survey of Trail Creek, Volume 92 of Official Records, pages 576 to 589, inclusive, as set forth in Declaration of Covenants, Conditions and Restrictions shown as Paragraph A herein.



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EXHIBIT "B" (cont.)

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County
Dated: August 25, 1976
Recorded: September 15, 1976
Auditor's No.: 842688
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

Area Affected:

A 10 foot strip of land being 5 feet on each side of the centerline of the electrical facilities located within the East 100 feet of the West 280 feet of the South 250 feet of the above described property.

E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Trustees for the Stockholders of the Sound Timber Company,
a Corp.
Recorded: January 16, 1950
Auditor's No.: 440499
As Follows:

Grantors hereby reserve all ores and minerals of any nature whatsoever, including, but not limited to coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working in mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes, provided that the Grantee and the Grantee's successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said lands to the crops or to the improvements thereon caused by the exercise of any rights herein reserved, provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.



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