

AFTER RECORDING MAIL TO:
Donald E. Hill
630 N. Waugh Road
Mount Vernon, WA 98273



200211060073
Skagit County Auditor

11/6/2002 Page 1 of 3 11:37AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103071-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Daniel Edward Downing, Alin G. Downing
Grantee(s): Donald E. Hill, Nancy A. Hill
Abbreviated Legal: ~~Lot~~ ^{Tract} 28, records of Skagit County, WA, 6, 33, 5
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330506-0-005-0104/P17927

THE GRANTOR DANIEL EDWARD DOWNING and ALIN G. DOWNING, husband and wife, as Joint Tenants with rights of survivorship, and not as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald E. Hill and Nancy A. Hill, husband and wife the following described real estate, situated in the County of Skagit , State of Washington: See Attached Exhibit A

#5231
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
NOV 06 2002

Dated this 1st day of November, 2002

By [Signature]
Daniel Edward Downing

By [Signature]
Skagit Co. Treasurer
Deputy

By [Signature]
Alin G. Downing

By [Signature]
Here Attorney in Fact

STATE OF WASHINGTON
County of Skagit } SS:

On this 6th day of November, 2002 before me personally appeared Daniel Edward Downing, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for Alin G. Downing and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

[Signature]
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

Tract 28 of that certain Survey filed November 12, 1974, in Book 1 of Surveys, page 113, under Auditor's File No. 809880, being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain "60 foot road and utility easement" as shown on the face of the above referred to Survey.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-103071-E

EXCEPTIONS:

A. EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE:

Granted To: Puget Sound Power & Light Company, a corporation
Dated: June 24, 1924
Recorded: September 26, 1924
Auditor's No.: 177545, Volume 133 of Deeds, page 616
Affects: A 100 foot strip of land in the North 660 feet of that portion of Government Lot 6 lying East of State Highway.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Purpose of maintaining three anchors with guys
In Favor Of: Puget Sound Telephone Company
Recorded: June 18, 1928
Volume 147 of Deeds, page 382

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Two electric transmission lines
In Favor Of: Puget Sound Power & Light Company, a corporation
Recorded: March 7, 1930
Auditor's No.: 231634, Volume 153 of Deeds, page 170
Affects: A 100 foot strip in the North 660 feet of that portion of the Government Lot 6 lying East of State Highway

D. Right, title and interest of Skagit County in and to mineral reservations in Government Lot 6 under Tax Deed issued out of foreclosure for unpaid delinquent taxes, Tax Foreclosure Suit No. T.J. 606½, dated April 25, 1932, and filed for record May 9, 1932, under Auditor's File No. 250526. (Affects Government Lot 6).

-continued-



EXCEPTIONS:

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Pipeline or pipelines
 In Favor Of: Pacific Northwest Pipeline Corporation,
 a Delaware Corporation
 Recorded: September 14, 1956
 Auditor's No.: 541506
 Affects: A strip of land in that portion of the North
 $\frac{1}{2}$ of Government Lot 6, lying East of State
 Highway, the exact location of which is not
 disclosed on the record

F. RESERVATION CONTAINED IN DEED:

Executed By: George E. Kemp and Raymond C. Kemp, their
 heirs and successors, etc.
 Dated: April 4, 1953
 Recorded: February 24, 1960
 Auditor's No.: 591268, Volume 307 of Deeds, page 574
 Area Affected: The North 660 feet of that portion of
 Government Lot 6 lying Easterly of State
 Highway
 Reserving: Right to take and use spring water for
 domestic purposes and to re-enter upon said
 premises for the purpose of installing,
 operating, maintaining and repairing water
 pipelines, dams and reservoirs to effect
 said purposes

G. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: Dorothy Kell, Leah Zuanick, Louie B. Nelson
 Dated: March 11, 1963
 Recorded: March 21, 1963
 Auditor's No.: 633521, Volume 329 of Deeds, page 271
 Relating To: Right to take water from a spring and
 responsibility for costs relating thereto

H. Easement for ingress, egress and utilities granted to other owners in the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the North $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 33 North, Range 5 East W.M., and reserved by Evergreen Country Investments, a partnership, over and across that certain "60 foot road and utility easement" as delineated on that certain survey filed November 12, 1974 under Auditor's File No. 809880, in Book 1 of Surveys, page 113.

Area Affected: Northerly and Westerly 30 feet of Tract 28

I. Terms and conditions of Mound Fill System Agreement recorded August 7, 1989 under Auditor's File No. 8908070016.

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a
 Washington Corporation
 Purpose: An underground electric transmission and/or
 distribution system
 Area Affected: Beginning at a point on the North line of
 the above described property that is
 approximately 20 feet West of the Northeast
 corner thereof; thence following the
 approximate bearings and distances: South
 1° East, 145 feet; South 89° West, 20 feet
 to the terminus
 Dated: October 27, 1992
 Recorded: November 3, 1992
 Auditor's No.: 9211030056

K. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Daniel Edward Downing and Alin G. Downing,
 husband and wife, their successors or
 assigns
 And: Public Utility District No. 1 of Skagit
 County
 Dated: April 13, 1996
 Recorded: April 15, 1996
 Auditor's No.: 9604150063
 Regarding: Water service



200211060073
 Skagit County Auditor