

AFTER RECORDING MAIL TO:
Mr. and Mrs. Marvin L. Witt
54467 Elder Lane
Darrington, WA 98241



200301130300
Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Escrow No. 220714RM
Title Order No. P-104426

THE GRANTOR Clint E. Bryson and Robbi J. Bryson, Husband and Wife

for and in consideration of **Ten Dollars and other good and valuable consideration**
in hand paid, conveys and warrants to **Marvin L. Witt and Nancy H. Witt, Husband and Wife**
the following described real estate, situated in the County of ~~Snohomish~~ **Skagit**, State of Washington:

Legal Description (abbreviated): Tr. 26, Survey #772764 Trail Creek in SE1/4 of NE 1/4, 31-33-10 E.W.M.
additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): 331031-1-004-1418/ P18835

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. P-104426 issued by Land Title of Skagit County, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.

ACCEPTED AND APPROVED: X Myer Ad. H.

Dated: January 9, 2003

Clint E. Bryson
Clint E. Bryson

Robbi J. Bryson
Robbi J. Bryson

187
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

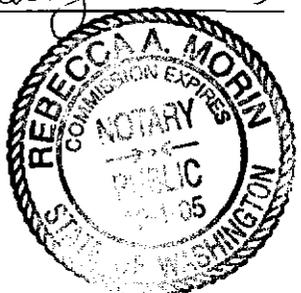
State of Washington

County of Snohomish

JAN 13 2003
}ss.
Amount Paid \$ 3289.50
Skagit County Treasurer
By: M. Am Deputy

I certify that I know or have satisfactory evidence that Clint E. Bryson and Robbi J. Bryson is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 10, 2003



Rebecca A. Morin
Rebecca A. Morin
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires 12/1/05

EXHIBIT "A"

Tract 26 of recorded Survey of Trail Creek, recorded in Volume 92 of Official Records, pages 576 to 589, inclusive, under Skagit County Auditor's File No. 772764, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 33 North, Range 10 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain access Easement "A" as described and delineated on the face of said Survey and as described in "Declaration of Covenants, Conditions and Restrictions for Trail Creek", recorded November 15, 1972, under Auditor's File No. 776807.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

A. Reservations contained in deed recorded under Auditor's File No. 440499, as follows:

"The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves as Trustees for the Stockholders of The Sound Timber Company, their successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon the other lands in King, Snohomish and Skagit Counties hereinabove partially described, 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 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 reasonable necessary from said purpose; 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 land, to the crops or to the improvement 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."

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, REFERENCE TO THE RECORD HEREBY MADE FOR FULL PARTICULARS:

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, REFERENCE TO THE RECORD HEREBY MADE FOR FULL PARTICULARS:

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

C. EASEMENT AND THE TERMS AND CONDITIONS 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 portions of Tracts 1, 2, 5, 7 and 8
Dated: April 26, 1973
Recorded: May 10, 1973
Auditor's No.: 784768



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EXHIBIT "B" (cont.)

D. Easement for ingress, egress and utilities over the South portion of the subject property as disclosed on the face of the record survey of Trail Creek in Volume 92 of Official Records, pages 576 to 589, inclusive, as set forth in Declaration of Covenants, Conditions and Restrictions shown as Paragraph B herein.

E. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF

BETWEEN: Skagit County
AND: Clint Bryson
RECORDED: April 16, 1998
AUDITOR'S NO.: 9804160054
REGARDING:

This parcel lies in or within 300 feet of land designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, or from spraying pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established agriculture as a priority use on designated agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.



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