

AFTER RECORDING MAIL TO:
Mr. and Mrs. Daniel P. Ray
4602 Lakeway Drive
Bellingham, WA 98229



200302050082
Skagit County Auditor

2/5/2003 Page 1 of 2 11:39AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104945-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Wanda L. Jacobson
Grantee(s): Daniel P. Ray and Tricia C. Ray
Abbreviated Legal: W 1/2 of NE 1/4 of NE 1/4, 20-35-9 E W.M.
Assessor's Tax Parcel Number(s): 350920-1-002-0002/P44576, P44576

THE GRANTOR Wanda L. Jacobson, an unmarried individual now and at all times since December 12, 2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL P. RAY and TRICIA C. RAY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 35 North, Range 9 East, W.M.,

EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 17-A, by deed recorded August 27, 1957, under Auditor's File No. 555456.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated February 3, 2003

Wanda L. Jacobson
Wanda L. Jacobson

#559
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

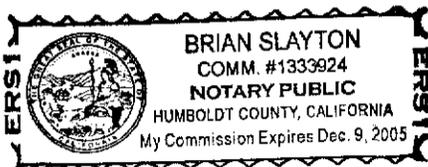
FEB 05 2003

Amount Paid \$ 45900
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF California }
COUNTY OF Humboldt } SS:

I certify that I know or have satisfactory evidence that Wanda L. Jacobson the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his/hers/their pc/she/they free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 02-04-2003



Brian Slayton
Notary Public in and for the State of California
Residing at Eureka CA.
My appointment expires: 12-09-05

EXCEPTIONS:

A. An easement for right-of-way across the South 40 feet of the property herein described, with the right to use sand and gravel, granted by J. Daniel Bonney to Meiklejohn & Brown Co., a corporation, by an instrument dated October 28, 1942, filed September 8, 1943, under Auditor's File No. 365373 and recorded in Volume 189 of Deeds, page 633.

B. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: August 27, 1957
Auditor's No.: 555456
Executed By: Chris Johansen, grantor
And: State of Washington, grantee
As Follows:

It is understood and agreed that the State of Washington will reconstruct the existing road approach of the left at or near Highway Engineer's Station 223+50, which approach shall be maintained between the right-of-way line and the shoulder line of said highway by the grantors, their heirs, successors and assigns, the grantors herein further grant to the State of Washington, or its agents, the right to enter upon the grantors remaining lands where necessary to construct said approach.

C. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Gerald D. Jacobson and Wanda J. Jacobson, husband and wife
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the Right-of-Way together with all necessary or convenient appurtenances therefore, which may include but are not limited to the following: underground conduits, cables, communication lines, vaults, manholes, switches, and transformers, and semi-buried or ground mounted facilities.

Area Affected:

A Right-of-Way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the above-described property, more particularly described as follows: Beginning at a point on the Southerly line of said property that is approximately 50 feet Northwesterly of the Southeast corner thereof, thence following the approximate bearings and distance North 40° East, 52 feet to the East line of said property and the terminus of this description.

Dated: Not disclosed
Recorded: August 9, 1991
Auditor's No.: 9108090089

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kevin W. Quigley and Suzanne M. Quigley, husband and wife, their successors and assigns
Purpose: A non-exclusive easement for ingress, egress, roadway and all utilities
Area Affected: Over and across the South 60 feet
Dated: August 5, 1991
Recorded: August 15, 1991
Auditor's No.: 9108150066



E. MATTERS DISCLOSED BY RECORD OF SURVEY:

FILED: August 27, 1993
VOL./PG.: 14/175
AUDITOR'S NO.: 9308270024



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