

AFTER RECORDING MAIL TO:

Mr. Scott K. Babbitt
26351 Panorama Place
Sedro Woolley, WA 98284



200307020125

Skagit County Auditor

7/2/2003 Page 1 of 3 3:18PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106406-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jay Black and Sherry Black

Grantee(s): Scott K. Babbitt

Abbreviated Legal: a ptn of Trs. 26 & 27, Steelhead Bend Unrec. In 33-35-5 E W.M.

Assessor's Tax Parcel Number(s): 350533-1-001-2909/P40577, P40577

THE GRANTOR JAY BLACK and SHERRY BLACK, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **SCOTT K. BABBITT, a single man** the following described real estate, situated in the County of Skagit, State of Washington.

The North ½ of the following described property:

That portion of the North ½ of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast ¼ of said Section 33;
thence North 88°26'49" East, 728.13 feet;
thence South 00°33'37" West, 910.00 feet;
thence South 89°19'42" West 1,150.29 feet to the true point of beginning;
thence continuing South 89°19'42" West, 400.00 feet;
thence South 00°33'37" West, 1,082.08 feet;
thence North 89°25'29" East, 399.98 feet;
thence North 00°33'37" East, 1,083.0 feet to the true point of beginning.
(Also known as Tracts 26 and 27 of Panoramic Plateau or Steelhead Bend.)

TOGETHER WITH and subject to a non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, the centerline of which is described as follows:

Beginning at the East ¼ corner of said Section 33;
thence South 88°25'29" West along the East/West centerline of said Section 33, a distance of 1,000.00 feet;
thence South 03°00'16" West, 505 feet, more or less, to a point on the North line of the county road, known as the Old Day Creek Road, said point also being the point of beginning of herein described centerline;
thence North 03°00'15" East, 505 feet, more or less, to the East/West centerline of said Section 33;
thence continuing North 03°00'16" East, 260.43 feet;
thence South 89°25'29" West, parallel to said East/West centerline of Section 33, a distance of 420.00 feet;
thence North 00°33'37" East, 410.00 feet;
thence South 89°25'29" West parallel to said East/West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over a strip of land 60 feet in width, lying 30 feet on either side of the centerline of that certain existing driveway as described in instrument recorded March 21, 1995, under Auditor's File No. 9503210079.

Situate in the County of Skagit, State of Washington.

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

Dated June 20, 2003

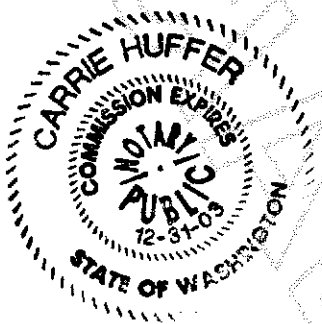
Jay Black
Jay Black

Sherry Black
Sherry Black

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jay Black and Sherry Black**
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 20, 2003



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

3250
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 02 2003

Amount Paid \$ 3511³⁵
Skagit Co. Treasurer
By [Signature] Deputy



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EXCEPTIONS:

- A. Reservation of Minerals as reserved in deed from B. Melhime et ux to George Curtis, recorded March 19, 1903, in Volume 50 of Deeds, page 207. (Affects portion lying within the South ½ of the Northwest ¼)
- B. Reservation contained in deed through which title is claimed from The Sound Timber Company, a corporation, dated November 6, 1911, recorded November 13, 1911 in Volume 87 of Deeds, page 414, as follows:

"The grantor conveys the premises aforesaid subject to a reservation unto itself, its successors and assigns, of all mineral rights in the said premises with the right to ingress and egress over the said premises for the removal of the same."

- C. Terms, conditions and exceptions of an unrecorded easement for water pipe line over and across said premises, now owned by Public Utility District No. 1, as disclosed by various instruments of record.
- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Purpose: Transmission structures and line and access road
Area Affected: 150 foot strip
Dated: May 20, 1971
Recorded: May 27, 1971
Auditor's No.: 753297

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File No. 783589 and various other instruments of record
Purpose: Ingress, egress and utilities over and across said property
Area Affected: The South 50 feet

F. TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA SITE PLAN:

Recorded: January 10, 2002
Auditors' No.: 200201100064

[Handwritten signatures]



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