

AFTER RECORDING MAIL TO:

Ms. Joyce M. Anderson
3310 E. Blackburn Road
Mount Vernon, WA 98274



200402120028

Skagit County Auditor

2/12/2004 Page 1 of 2 8:38AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110565-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Thomas L. Brandstrom and Vickie L. Brandstrom
Grantee(s): Joyce M. Anderson
Abbreviated Legal: Tr. 1 of SP 51-75 in 28-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340428-4-005-0001, P28054

THE GRANTOR THOMAS L. BRANDSTROM and VICKIE L. BRANDSTROM, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOYCE M. ANDERSON, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Tract 1 of Revised Short Plat No. 51-75, approved March 29, 1976 and recorded April 6, 1976, under Auditor's File No. 832830, in Volume 1 of Short Plats, page 117, being a portion of the Northwest ¼ of the Southeast ¼ of Section 28, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Dated February 5, 2004



Thomas L. Brandstrom



Vickie L. Brandstrom

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

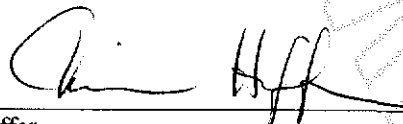
FEB 12 2004

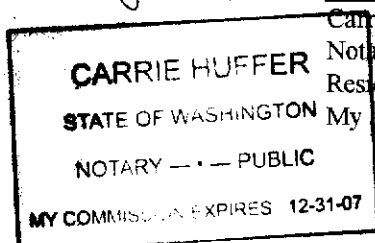
Amount Paid \$ 5927.40
By:  Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Thomas L. Brandstrom and Vickie L. Brandstrom**

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: February 11, 2004





Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

- A. An easement affecting the Southerly 30 feet and Easterly 60 feet of said premises for easement and incidental purposes. Delineated on the face of or dedicated by said Short Plat No. 51-75 revised.
- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system
In Favor Of: Puget Sound Power and Light
Recorded: October 16, 1979
Auditor's No.: 7910160010
Affects: Being located on the private road located on said property

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

For: Ingress, egress and utilities
In Favor Of: Charles W. Shepherd and Jeanette Shepherd, husband and wife,
and Edmond M. Thomas, Stephen D. Cheffet and Linda D.
Cheffet, husband and wife
Recorded: April 30, 1982
Auditor's No.: 8204300019
Affects: East 60 feet of Tract 1, Short Plat No. 51 75, Section 28, Township
34 North, Range 4 East, W.M.

- D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED, AS HERETO ATTACHED:

Recorded: April 30, 1982
Auditor's No.: 8204300019

- E. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:

Between: Charles W. Shepherd and Jeanette Shepherd, husband and wife,
and Edmond M. Thomas, and Stephen D. Cheffet and Linda D.
Cheffet, husband and wife
Dated: April 26, 1982
Recorded: April 30, 1983
Auditor's No.: 8204300019
Providing: Maintenance Agreement

- F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Winter Family Trust
Purpose: For ingress, egress and utilities
Area Affected: The East 60 feet of the North 402.63 feet (as measured along the
East line)
Dated: June 20, 2001
Recorded: June 22, 2001
Auditor's No.: 200106220092



200402120028
Skagit County Auditor

YCB - 2/11/04
TB - 2/11/04