

AFTER RECORDING MAIL TO:  
Mr. Brandon Dills  
24319 Duvall Drive  
Sedro Woolley, WA 98284

200402230147  
Skagit County Auditor  
2/23/2004 Page 1 of 4 3:39PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110692-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Richard Ernest Duvall and Esther Mae Duvall  
Grantee(s): Brandon Dills  
Abbreviated Legal: ptn SW ¼, 18-36-5 E W.M.  
Assessor's Tax Parcel Number(s): 360518-0-010-0001, P50969

THE GRANTOR RICHARD ERNEST DUVALL and ESTHER MAE DUVALL, who also appear of record as RICHARD E. DUVALL and ESTHER M. DUVALL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brandon Dills, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

### PARCEL "A":

That portion of the North ½ of the Southwest ¼ of Section 18, Township 36 North, Range 5 East, W.M., described as follows:

Beginning at a point on the East line of said Southwest ¼ of said Section 18, which point bears North 00°31'27" East a distance of 1,508.51 feet from the Southeast corner of said Southwest ¼ of said Section 18;  
thence South 62°59'21" West a distance of 75.39 feet;  
thence North 87°29'31" West a distance of 191.02 feet;  
thence North 70°43'40" West a distance of 307.83 feet;  
thence North 01°22'50" East a distance of 32.80 feet to a point in the centerline of Thompson's Gulch, and which point is the true point of beginning of this description;  
thence continue North 01°22'50" East along the centerline of Thompson's Gulch a distance of 80.20 feet;  
thence North 20°29'25" West a distance of 58.94 feet;  
thence North 71°56'56" West a distance of 994.96 feet to a point on the curve of the Easterly right of way line of the abandoned Northern Pacific Railroad Grade, at which point the tangent to said curve bears South 43°25'04" West;  
thence Southwesterly along said curve to the right having a radius of 1,859.32 feet, an arc distance of 117.15 feet;  
thence South 47°01'40" West along the Easterly right of way line of said abandoned railroad a distance of 21.44 feet;  
thence South 71°56'56" East a distance of 1,118.62 feet to the true point of beginning of this description.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities 60 feet wide as described in instrument recorded February 4, 1983, under Auditor's File No. 8302040021.

Situate in the County of Skagit, State of Washington.

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

Dated February 13, 2004

RED ED  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
#793  
FEB 23 2004  
Amount Paid \$ 2218.50  
Skagit County Treasurer  
By: Deputy

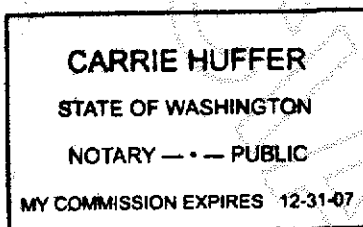
Richard Ernest Duvall Esther Mae Duvall  
Richard Ernest Duvall Esther Mae Duvall

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Richard Ernest Duvall and Esther Mae Duvall**  
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 20<sup>th</sup> 2004

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



200402230147  
Skagit County Auditor

## EXCEPTIONS CONTINUED:

## F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwest Pipeline Corporation  
Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to valves and metering equipment; electrical and/or communications cable, underground conduit, splicing boxes and roads  
Area Affected: 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees most Westerly pipeline  
Dated: February 15, 2002  
Recorded: February 22, 2002  
Auditor's No.: 200202220106

## G. MEMORANDUM OF TIMBER SALE AGREEMENT THE TERMS AND CONDITIONS THEREOF

Between: Northwest Pipeline Corporation  
And: Richard Ernest Duvall and Mae Duvall  
Dated: February 15, 2002  
Recorded: March 12, 2002  
Auditor's No.: 200203120106  
Regarding:

"To give public notice that all trees and associated rights thereof located within the clearing limits of NWP's proposed Evergreen Expansion pipeline easement, as provided in Exhibit "A" of that certain Timber Sale Agreement dated February 15, 2002, between seller, and NWP within Seller's property, located on: Tax Lot #P50969 in Skagit County, Washington, have been sold and all rights transferred to NWP as of the effective date of the above referenced Timber Sale Agreement."



200402230147

Skagit County Auditor

## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America  
Purpose: Transmission line  
Area Affected: As described therein  
Dated: Not disclosed  
Recorded: June 1, 1948  
Auditor's No.: 418719

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation  
Purpose: Oil and gas pipeline  
Area Affected: Exact location not described  
Dated: March 14, 1956  
Recorded: September 14, 1956  
Auditor's No.: 541548

- C. Condemnation of a portion of the property herein described for an electric power transmission line, together with the right to fell, limb and top dangerous trees adjacent thereto, by the United States of America, by decree entered December 5, 1953, in the United States District Court for the Western District of Washington, Northern Division at Bellingham, Cause No. 264.

- D. Reservation contained in deed through which title is claimed from Ernest W. Duvall and Louise Duvall, husband and wife, recorded March 24, 1957, under Auditor's File No. 696502, as follows:

"AND RESERVING to the grantors, their successors and assigns an easement for the benefit of property owned by the grantors comprising a tract of approximately 7 acres lying Northerly of the property herein granted, said easement to be for roadway purposes and for the purpose on constructing, installing and maintaining utility pipes and lines and for general roadway purposes and reserving also to the grantors, their successors and assigns, for the benefit of the property owned by the grantors lying Northerly of the property granted, the right to withdraw water from a spring located on the granted premises. Together with the right to construct and maintain waterlines for the transmission of water from the granted premises to premises owned by the grantors.

## E. CONDITION CONTAINED IN BENEFICIAL EASEMENT:

Executed By: Willard Hendrickson, et ux  
In Favor Of: Richard Duvall, et ux  
Recorded: February 4, 1983  
Auditor's No.: 8302040021  
As Follows:

"said maintenance and upkeep shall be the responsibility of the grantees under this easement and of other persons entered to use said roadway."

RED

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200402230147

Skagit County Auditor

2/23/2004 Page

4 of

4 3:39PM