

AFTER RECORDING MAIL TO:
Andranita Roberts
8881 Ershig Road
Bow, WA 98232



200406090036
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81095

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Ronny S. Audette and Jimmie L. Brock
Grantee(s): Andranita Roberts
Assessor's Tax Parcel Number(s): 350313-0-013-0006 P34206

81095E

THE GRANTOR Ronny S. Audette and Jimmie L. Brock, formerly known as Jimmie L. Audette, each as their separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andranita Roberts, an unmarried woman, the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southwest corner of said Subdivision; thence North 2 degrees 00' West along the West line thereof 673.12 feet to the true point of beginning of this description; thence North 88 degrees 00' East 145.05 feet to the Northwest corner of that certain tract conveyed to Robert Watkinson and Verna Watkinson, husband and wife, by deed recorded August 16, 1966 as Auditor's File No. 686942; thence South 0 degrees 12' West along the West line of said Watkinson Tract 185.87 feet, more or less, to the center of the Samish River; thence Westerly along the center of the Samish River to its intersection with the West line of said Southwest 1/4 of the Southwest 1/4; thence North 2 degrees 00' West along said West line to the true point of beginning. Except county road along the West line thereof.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: June 7, 2004.

Ronny S. Audette
Ronny S. Audette

Jimmie L. Brock
SKAGIT COUNTY AVIATION BROCK
Real Estate Excise Tax
PAID

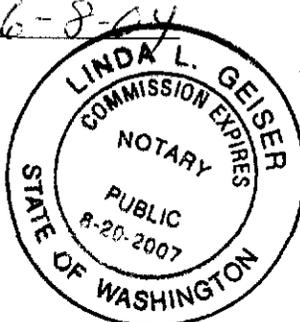
JUN 9 2004

Amount Paid \$ 3115.00
Skagit County Treasurer
By: *WA* Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronny S. Audette and Jimmie L. Brock are the persons who appeared before me, and said persons 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.

Date: 6-8-04



Linda L. Geiser
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 8-20-07

SCHEDULE "B-1"

Exceptions:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Samish River

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands.

E. Right of the State of Washington in and to that portion of said premises, if any, lying in the bed of the Samish River.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Property owners to the East
Dated: July 11, 1946 and July 13, 1946
Recorded: July 19, 1966 and August 16, 1966
Auditor's No: 685658 and 686942
Purpose: Ingress and egress
Area Affected: The North 16 feet of subject property

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: April 25, 1967
Recorded: May 1, 1967
Auditor's No: 698279
Purpose: An electric line, including all necessary poles, anchors, wires and fixtures
Area Affected: The location of which is not disclosed of record



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