

**AFTER RECORDING MAIL TO:**

Sam H. Morgan

3457 Legg Rd  
BOW, WA 98732



200407060188

Skagit County Auditor

7/6/2004 Page

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3 2:20PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81797

FIRST AMERICAN TITLE CO.

B81797-E-1

## Statutory Warranty Deed

Grantor(s): Harwood Bannister and Nancy Bannister

Grantee(s): Sam H. Morgan

Assessor's Tax Parcel Number(s): 360322-2-013-0208 P48062

THE GRANTOR Harwood Bannister and Nancy Bannister, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sam H. Morgan the following described real estate, situated in the County of Skagit, State of Washington. *\*ASingle persons his separate estate*

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., lying Westerly of the right of way line of the Great Northern Railway, as established by Deed recorded June 13, 1901 in Volume 42 of Deeds, page 492, and lying Northerly of the right of way of the Legg County Road as it existed on June 7, 1889 (said right of way having been conveyed to Skagit County by Deeds recorded January 3, 1923 and July 24, 1963, under Auditor's File Nos. 161172 and 638737, in Volume 126 of Deeds, page 205, and Volume 332 of Deeds, page 312, respectively) and lying Easterly of the right of way of the Pacific Highway, also known as Chuckanut Drive, as it existed on June 7, 1889 (said right of way having been conveyed to the State of Washington by Deeds recorded June 5, 1918 and January 14, 1931, under Auditor's File Nos. 126002 and 240277, in Volume 110 of Deeds, page 405, and Volume 156 of Deeds, page 440, respectively).

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: July 1, 2004

Harwood Bannister  
Harwood Bannister

Nancy Bannister  
Nancy Bannister  
Harwood Bannister her  
attorney in fact

STATE OF Washington }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Harwood Bannister and Nancy Bannister, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

# 3445  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Notary Public in and for the State of  
Residing at

Washington

JUL 06 2004

My appointment expires:

Amount Paid \$ 2670.00  
By [Signature] Skagit Co. Treasurer  
Deputy

LPB-10

STATE OF WASHINGTON.

County of \_\_\_\_\_

} ss.

ACKNOWLEDGMENT - Attorney in Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, before me personally appeared \_\_\_\_\_ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for \_\_\_\_\_ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

STATE OF WASHINGTON.

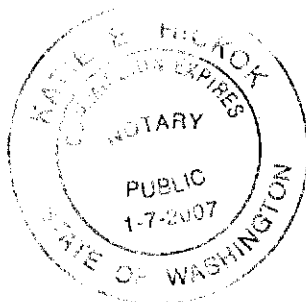
County of Skagit

} ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 6th day of July, 2004, before me personally appeared Harwood Bannister to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Nancy Bannister and acknowledged that he signed and sealed the same as her free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at Mt Vernon

My appointment expires 1-7-07

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_



200407060188  
Skagit County Auditor

EXHIBIT A

**Exceptions:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Blanchard Edison Water Association  
Dated: --  
Recorded: June 20, 1956  
Auditor's No.: 552788  
Purpose: Pipeline  
Area Affected: The Southwest ¼ of the Northwest ¼, lying Westerly of railroad right-of-way, specific location undisclosed

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The Pacific Telephone and Telegraph Company  
Dated: --  
Recorded: February 6, 1929  
Auditor's No.: 220646  
Purpose: Telephone line anchor and the right to keep the same free from foliage  
Area Affected: The Southwest ¼ of the Southwest ¼ of the Northwest 1/4 , location undisclosed

Said easement contains the following:

"All rights granted under this permit to cease as soon as said anchor is removed."

**C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.**

Executed By: Fred Wagner  
Recorded: May 28, 1997  
Auditor's No.: 9705280091

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

