



200407160148

Skagit County Auditor

7/16/2004 Page 1 of 2 3:49PM

AFTER RECORDING MAIL TO:  
Nancy Talbot Doty  
1151 kristine Lane  
Mt. Vernon, WA 98274

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81876

FIRST AMERICAN TITLE CO.  
M81876-E-1

### Statutory Warranty Deed

Grantor(s): Robert Phillip Magnussen, Trustee of the Nelson Trust, dated June 05, 1992  
Grantee(s): Nancy Talbot Doty  
Assessor's Tax Parcel Number(s): 4345-000-014-0000 P79626

THE GRANTOR Robert Phillip Magnussen, Trustee of The Nelson Trust dated June 5, 1992 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nancy Talbot Doty, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "LIDELL'S SECOND ADDITION", according to the plat thereof, recorded in Volume 11 of Plats, page 51, records of Skagit County, Washington.  
SUBJECT TO: Exhibit "A" attached hereto and by this refernece made a part hereof.  
Dated: July 12, 2004

Nelson Trust, dated June 05, 1992

*Robert P. Magnussen (Trustee)*  
By: Robert Phillip Magnussen, Trustee

# 31094

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 16 2004

Amount Paid \$ 3357.08  
Skagit Co. Treasurer:  
By *[Signature]* Deputy

STATE OF Illinois }  
COUNTY OF COOK } SS:

I certify that I know or have satisfactory evidence that Robert Phillip Magnussen, Trustee of the Nelson Trust, dated June 05, 1992, 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: 7-13-04

*Jeanette R. Megrant*  
Notary Public in and for the State of Illinois  
Residing at 10101 W. Grand Ave Franklin Park  
My appointment expires: 10-01-07

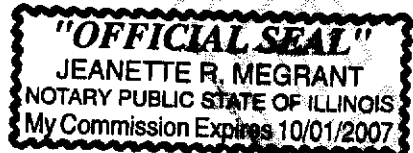


EXHIBIT "A"

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Lidells 2<sup>nd</sup> Addition  
Recorded: December 14, 1976  
Auditor's No.: 847477  
(copy attached)

Said matters include but are not limited to the following:

1. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads shown herein.
2. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and Continental Telephone Company of the Northwest, and their respective successors and assigns under and upon that (7) seven foot strip along the front property lines, as and where shown hereon, of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.



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