



200503150109
Skagit County Auditor

3/15/2005 Page 1 of 2 1:50PM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Joseph Andrews
10800 178th Woodside Avenue
Santee, CA 92071

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84045

Statutory Warranty Deed

Grantor(s): Chrystal A. Sipe
Grantee(s): Joseph Andrews and Jenny Andrews
Assessor's Tax Parcel Number(s): 340203-4-024-0009, P19788

FIRST AMERICAN TITLE CO.

A84045E

THE GRANTOR Chrystal A. Sipe, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph Andrews and Jenny Andrews, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southeast ¼ of the Southeast ¼ of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 495 feet; thence East 330 feet; thence South 495 feet; thence West 330 feet to the point of beginning.

TOGETHER WITH an easement for road purposes over and across the following described tract:

Beginning at the intersection of the South line of the County road running Easterly and Westerly through said subdivision, and the West line of the Southeast ¼ of the Southeast ¼ of tsaid Section 3; thence South to a point 495 feet North of the South line of said subdivision; thence East 15 feet; thence North to the South line of the County road; thence West along the South line of the County road to the point of beginning.

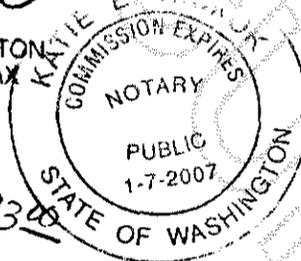
SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: March 14, 2005

Chrystal Sipe #1102
Chrystal A. Sipe

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2005



STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 3293.00
By [Signature] Skagit Co. Treasurer, ID# [Number]

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

Date: 3-14-05

Katie E. [Signature]

Notary Public in and for the State of Washington
Residing at mtvernon
My appointment expires: 1-7-07

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 12, 1946
Recorded: March 11, 1947
Auditor's No.: 401917
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: As constructed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: July 20, 1954
Recorded: August 4, 1954
Auditor's No.: 504778
Purpose: Laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and repair of one or more pipe lines
Area Affected: As constructed

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company, a Delaware corporation
Dated: December 17, 1963
Recorded: January 10, 1964
Auditor's No.: 645279
Purpose: Pipe line
Area Affected: As constructed

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners
Dated: October 15, 2004
Recorded: October 22, 2004
Auditor's No.: 200410220013
Purpose: Ingress, egress and utilities
Area Affected: As constructed



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