

AFTER RECORDING MAIL TO:

Mr. Dean R. Carey, Mr. Michael H. Russell, Jennifer L. Russell
9000 CR 10
Maybell, CO 81640



200503300027
Skagit County Auditor

3/30/2005 Page 1 of 3 9:09AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115655-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Andrew L. Azure, Darlene Azure and Deborah Reis
Grantee(s): Dean R. Carey, Michael H. Russell and Jennifer L. Russell
Abbreviated Legal: a ptn of W 1/2 of SE 1/4, 9-35-5 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350509-4-002-0617, p38770

THE GRANTOR ANDREW L. AZURE; and DARLENE AZURE, formerly known as DARLENE K. BECK; and DEBORAH R. REIS, formerly known as DEBORAH R. BAKER, in indeterminate interests, each as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DEAN R. CAREY, a married man, and MICHAEL H. RUSSELL, and JENNIFER L. RUSSELL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions and other exceptions at attached on "Schedule "B-1" and made a part hereof.

Dated March 24, 2005

[Signature]
Andrew L. Azure

[Signature]
Darlene Azure

[Signature]
Deborah Reis

#1434
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2005



STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 1090.00
By [Signature] Skagit Co. Treasurer
Deputy
SS: [Signature]

I certify that I know or have satisfactory evidence that **Andrew L. Azure, Darlene Azure and Deborah Reis**

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: 3-29-05

[Signature]
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

EXHIBIT A

That portion of the West ½ of the Southeast ¼ of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 0°15'35" West, along the East line of said subdivision, a distance of 625.64 feet to a point which bears North 0°15'35" East a distance of 2,081.81 feet from the Southeast corner of said subdivision;
thence South 88°51'53" West a distance of 348.83 feet;
thence North 0°15'35" East, along a line which is a parallel to and 348.73 feet Westerly of and measured at right angles to the East line of said subdivision, a distance of 623.48 feet to a point on the North line of said subdivision;
thence North 88°30'35" East along the North line of said subdivision a distance of 348.89 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across those certain access easement roads entitled Parker Road and Ridgewood Road, delineated on the face of that certain five acre subdivision no. 520-81, entitled "Rainbow Ridge", in Volume 5 of Surveys, pages 115 through 117, inclusive, records of Skagit County, Washington, being a portion of Sections 9 and 16, Township 35 North, Range 5 East, W.M.

(Said Survey recorded under Auditor's File No. 8108190024).

Also over and across the Southerly 60 feet of Tract F lying Easterly of Ridgewood Road as said easement is delineated on the face of the survey.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: One or more electric transmission and/or distribution lines
 Area Affected: Exact location not described
 Dated: September 13, 1972
 Recorded: October 24, 1972
 Auditor's No.: 775750

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: A Right-of-Way 10 feet in width having 5 feet of such width on each side of a centerline described therein
 Area Affected: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point of the intersection of the South line of Parker Road and the West line of said property; thence South 5 feet; thence East approximately 167 feet; thence South 10 feet to its terminus.
 Recorded: December 31, 1990
 Auditor's No.: 9012310091

C. Reservation contained in Deed:

Grantor: Lonnie D. Parker and Lisbeth J. Parker, husband and wife
 Dated: February 23, 1990
 Recorded: February 26, 1990
 Auditor's No.: 90022260011
 As Follows:

"SUBJECT TO the requirement that the Grantee herein, their heirs, successors, and assigns, share in the cost of upkeep of said roads in common with the other users of said roads, and in accordance with any articles or bylaws of Rainbow Ridge Maintenance Association.

As to that portion of said easement crossing Tract F hereinabove, it shall be limited to the use of Tract F and the subject property, and shall not be used by other adjacent property owners."

DRC
[Signature]
[Signature]


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