

AFTER RECORDING MAIL TO:
Mr. Timothy Ralph Chomiak, Trustee
P.O. Box 131
LaConner, WA 98257



200503310186
Skagit County Auditor

3/31/2005 Page 1 of 2 3:52PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115628-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Christopher A. Rolfson and Cheryl L. Rolfson
Grantee(s): TIMOTHY RALPH CHOMIAK, as Trustee of THE BUCYRUS TRUST dated 2-22-05
Abbreviated Legal: a ptn of NE ¼ of NE ¼, 11-35-5 E W.M.
Assessor's Tax Parcel Number(s): 350511-1-004-0005, P38859

THE GRANTOR CHRISTOPHER A. ROLFSON and CHERYL L. ROLFSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY RALPH CHOMIAK, as Trustee of THE BUCYRUS TRUST dated 2-22-05, as trustee the following described real estate, situated in the County of Skagit, State of Washington.

The West ½ of the Northeast ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 5 East, W.M., EXCEPT Mineral Reservations as reserved in instrument under Auditor's File No. 8810110042 AND TOGETHER WITH non-exclusive easements for ingress, egress and utilities as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington.
(Also known as Lot 65, "Noretpe").

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated March 21, 2005

Christopher A. Rolfson

Cheryl L. Rolfson

1515
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

STATE OF
COUNTY OF

Washington
Skagit

MAR 31 2005

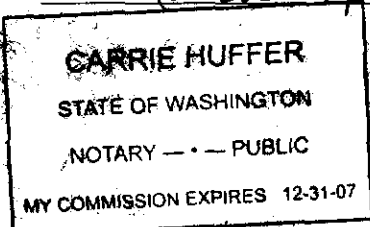
Amount Paid \$

2207.20

SS:

I certify that I know or have satisfactory evidence that 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: March 31, 2005



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Noretap, a general partnership
Recorded: October 11, 1988
Auditor's No.: 8810110042
As Follows:

Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A" pages 1 through 9.

TOGETHER WITH the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical or other methods) drilling for, mining, extracting and removing the same, provided however, that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

B. TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT":

Dated: February 17, 1989
Recorded: February 21, 1989
Auditor's No.: 8902210090
Executed By: Noretap, a Washington General Partnership

SAID DECLARATION WAS AMENDED BY INSTRUMENT:

Recorded: October 23, 1989
Auditor's No.: 8910230016

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines
Area Affected: Easement No. 1: A 15 foot strip of land, being parallel with and adjoining the Southerly margin of Bacus Hill Road.
Easement No. 2: A right of way 15 feet in width having 7.5 feet of such width on each side of a centerline described as follows: The centerline of Grantee's facilities as constructed or to be constructed, extended or relocated, lying within the above-described property

Dated: June 7, 1989
Recorded: June 9, 1989
Auditor's No.: 8906090006

D. "DECLARATION OF COVENANTS REQUIRING PRIVATE MAINTENANCE OF APPROVED PRIVATE ROAD AND DEDICATION TO COUNTY WHEN REQUIRED", AND THE TERMS AND CONDITIONS THEREOF:

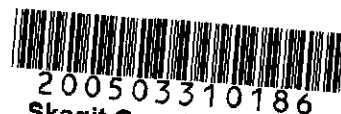
Recorded: October 30, 1989
Auditor's No.: 8910300086
Executed By: Noretap, a Washington General Partnership

E. Matters disclosed by record of Survey filed October 23, 1989 in Book 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031 including, but not limited to the following:

- 1.) Parcel number shown on this map are strictly informational only and are not to be used in any conveyance of title;
- 2.) Parcel numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 17, 18, 20 43, 44, 75, 76, 77 should be described and conveyed by metes and bounds description and all other parcels should be described and conveyed as subdivisional parts of the section;
- 3.) This map is not a plat or intended to be such, its intent was to show property corners set and a graphic representation of those easements disclosed under Auditor's File No. 8902210090 and Auditor's File No. 8910230016, records of Skagit County and does not disclose all easements, reservations and restrictions of record.

F. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: March 21, 1990
Recorded: April 19, 1990
Auditor's No.: 9004190004
Executed By: Noretap, a General Partnership



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Skagit County Auditor