



200504040008

Skagit County Auditor

4/4/2005 Page

1 of

2 8:59AM

AFTER RECORDING MAIL TO:

Ms. Cristine S. Cameron
3715 Commercial Ave
Anacortes, WA 98221

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115540-PE

LAND TITLE COMPANY

Statutory Warranty Deed

Grantor(s): Larry D. Frank and Marriane Frank
Grantee(s): Cristine S. Cameron
Abbreviated Legal: a ptn of Lot 37, Tr. 1, Peaveys Acreage
Assessor's Tax Parcel Number(s): 3966-001-037-0001, P67917

THE GRANTOR LARRY D. FRANK and MARRIANE FRANK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CRISTINE S. CAMERON, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

The West 1/2 of Lot 37, Tract 1, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of the East 1/2 and the East 20 feet of the West 1/2 of Lot 44 of said Tract 1 of said Plat.

Situate in the County of Skagit, State of Washington.

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

Dated March 15, 2005

Larry D. Frank
Larry D. Frank

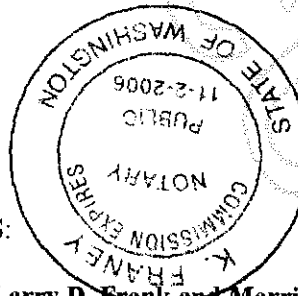
#1560

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2005

5144.20

STATE OF Washington Amount Paid \$, }
COUNTY OF Skagit By [Signature] Deputy } SS:



I certify that I know or have satisfactory evidence that Larry D. Frank and Marriane Frank
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: 3-16-05

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

Schedule "B-1"

115540-PE

EXCEPTIONS:

- A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Construction and maintenance of two transmission lines
In Favor Of: Puget Sound Power & Light Company
Recorded: June 25, 1925
Volume 137 of Deeds, page 213.
Affects: The centerline of each of said transmission lines shall be parallel with and not more than 25 feet on each side from a centerline described as follows:

Beginning at a point on the West line of Section 21, Township 35 North, Range 5 East, W.M., which point is 133.56 feet, more or less, North of the Southwest corner of the Northwest ¼ of said Section; thence running North 53°15' East, a distance of 61.21 feet; thence North 1°32' West, a distance of 2,462.25 feet, to a point on the North line of said Section, which point is 50.17 feet, more or less, East of the Northwest corner of said Section. All as now surveyed, staked, laid out and to be constructed.

- B. USE AND MAINTENANCE AGREEMENT OF PRIVATE ROADWAY EXECUTED BY AND BETWEEN THE PARTIES THEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:**

Between: Charles E. & Patricia Lamm and Frederick M. & Kathy M. Metcalf and John E. Hallett, their heirs, successors and assigns
Dated: October 29, 1992
Recorded: April 14, 1995
Auditor's No.: 9504140089
Providing: The use of said property for a common roadway
Affects: The easement portion of the subject property

