

AFTER RECORDING MAIL TO:
James Pelkey
5809 Rosario Way
Anacortes, WA 98221



20050420055
Skagit County Auditor
4/20/2005 Page 1 of 3 11:39AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 115973-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard H. Putney and Pamela L. Putney
Grantee(s): James Pelkey
Abbreviated Legal: Ptn SW ¼ of 25-35-1 E W.M. aka Tr. B Survey 200004190067.
Assessor's Tax Parcel Number(s): P32123/350125-0-127-0015

THE GRANTOR Richard H. Putney and Pamela L. Putney, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James Pelkey, an unmarried individual** as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

All that portion of the East ½ of the Southwest ¼ of the Southwest ¼ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section;
thence West 77 and 4/7 rods and 360.64 feet;
thence South 290 feet to the point of beginning;
thence East 180 feet;
thence South 285 feet;
thence West 180 feet;
thence North 285 feet to the true point of beginning.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1813
APR 20 2005

Amount Paid \$ 8348²⁰
By  Skagit Co. Treasurer Deputy

TOGETHER WITH that portion of the following described tract lying between the North and South lines extended West of a tract conveyed to Richard H. Putney, et ux, by deed recorded November 12, 1996, under Auditor's File No. 9611120122, records of Skagit County, Washington.

That portion of the South ½ of the Southwest ¼ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the North line of said South ½ of the Southwest ¼, which point is 36 feet and 4/7 rods West (as measured on a line parallel to the South line of said Section) of the line dividing the East and West halves of the Southeast ¼ of the Southwest ¼ of said Section 25;
thence South parallel to said dividing line 70 rods, more or less, to a line running East and West which line bounds the North side of a strip 10 rods wide lying immediately North of the South line of said Section;
thence West along the North line of said strip and parallel to the South line of said Section, 22 and 6/7 rods;
thence North, parallel to the line of the East side of the tract now conveyed, 70 rods, more or less, to the North line of said South ½ of the Southwest ¼;
thence East along the North line of said South ½, 22 and 6/7 rods to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 25;
thence West 77 and 4/7 rods to the true point of beginning;
thence West 21 and 6/7 rods;
thence South 70 rods;
thence East 21 and 6/7 rods;
thence North 70 rods to the true point of beginning.

Also known as Parcel "B" of Survey recorded April 19, 2000, under Auditor's File No. 200004190067, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated April 18, 2005

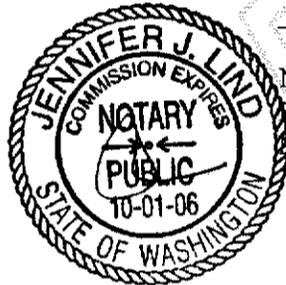
Richard H. Putney
Richard H. Putney

Pamela L. Putney
Pamela L. Putney

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Richard H. Putney and Pamela L. Putney** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/theirs free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 20, 2005



Jennifer J. Lind
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2006



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Skagit County Auditor

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: September 9, 1958
Auditor's No.: 570135
In Favor Of: Elmer F. Foster and Patti Foster, husband and wife
For: Private roadway
Affects: East 25 feet

B. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: August 18, 1983
Auditor's No.: 8308180055
In Favor Of: Stephen J. Miller and Betty E. Miller, husband and wife
For: Private roadway
Affects: East 25 feet

C. COVENANT TO SHARE EQUALLY IN THE EXPENSE OF MAINTAINING THE SUPPLY OF WATER AND PUMP EQUIPMENT FOR A WELL LOCATED ON ADJACENT LAND TO THE HEREIN DESCRIBED PROPERTY AS PROVIDED FOR IN INSTRUMENT:

Recorded: January 30, 1963
Auditor's No.: 631513

D. AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO:

By: Andrew F. Crossley and Margie Lou Crossley, husband and wife
And Between: Others
Recorded: May 9, 1979
Auditor's No.: 7905090061
Providing: Road maintenance

E. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: April 19, 2000
Auditor's File No.: 200004190067


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