

AFTER RECORDING MAIL TO:

Zada Professional Services
2511 E. First
Mount Vernon, Wa. 98273



200505120116
Skagit County Auditor

5/12/2005 Page 1 of 2 3:29PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116267-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Helen Neal
Grantee(s): Steve W. Doty
Abbreviated Legal: ptn SE 1/4 of NE 1/4, 7-33-5 E W.M.
Assessor's Tax Parcel Number(s): 330507-0-015-0002, P17985, 330507-1-007-0000, P18006

THE GRANTOR HELEN NEAL, an unmarried woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steve W. Doty, a married man, d/b/a ZADA PROFESSIONAL SERVICES the following described real estate, situated in the County of Skagit, State of Washington.

The Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M.

ALSO, that portion of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M. lying Westerly of the Westerly line of State Route 9 and Westerly of the Westerly line of the Northern Pacific Railroad right-of-way.

Except that portion conveyed to the State of Washington by deed recorded January 18, 1979, under Auditor's File No. 894927.

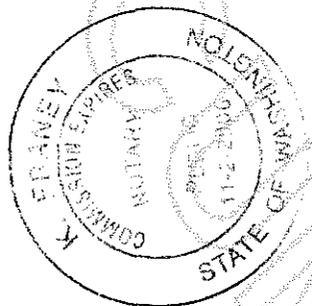
Situate in the County of Skagit, State of Washington.

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

Dated May 11, 2005 ²³⁴³ SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Helen Neal
Helen Neal MAY 12 2005

Amount Paid \$ 569.60
Skagit Co. Treasurer
By hp Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Helen Neal
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/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 5/12/05
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

EXCEPTIONS:

A. Reservation contained in deed from Union Lumber Company to Bass Lumber Company, dated May 18, 1913, and recorded in Volume 92 of Deeds, page 273, under Auditor's File No. 97183, as follows:

"Reserving all petroleum, gas, coal and other valuable minerals with right to entry to take and remove same."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Telephone Company
Purpose: Line of poles and wire
Dated: September 10, 1927
Recorded: September 14, 1927
Auditor's No.: Volume 144 of Deeds, page 262

Said Easement has been assigned to Skagit Valley Telephone Company by Auditor's File No. 653746.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington, Division of Forestry
Purpose: Telephone line for fire protection
Recorded: July 6, 1940
Auditor's No.: Volume 181 of Deeds, page 82

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Dated: February 1, 1956
Recorded: September 14, 1956
Auditor's No.: 541518



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Skagit County Auditor

5/12/05
OJA