

AFTER RECORDING MAIL TO:
Mr. and Mrs. Davis T. Busadre
26614 Panorama Place
Sedro Woolley, WA 98284



200506030166
Skagit County Auditor

6/3/2005 Page 1 of 3 3:53PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84658

Statutory Warranty Deed

Grantor(s): Roy F. Atwood, III and Julie L. Atwood
Grantee(s): Davis T. Busadre and Michelle M. Busadre

FIRST AMERICAN TITLE CO.
B84658-1

Section 33, Township 35, Range 5; Ptn. NE 1/4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350533-1-001-1307, P40561

THE GRANTOR Roy F. Atwood, III and Julie L. Atwood, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Davis T. Busadre and Michelle M. Busadre the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit "A"

Dated 5/23/05

Roy F. Atwood III
Roy F. Atwood, III

Julie L. Atwood
Julie L. Atwood

2852
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

JUN 03 2005

Amount Paid \$ 4010.20
By [Signature] Skagit Co. Treasurer / Deputy

I certify that I know or have satisfactory evidence that Roy F. Atwood, III and Julie L. Atwood, the persons 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.

Date: 5/23/05

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-20-07



EXHIBIT A

That portion of the North 1/2 of Section 33, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 in said Section 33; thence North 88 degrees 26' 49" East, 1378.12 feet; thence South 00 degrees 33' 37" West, 2006.16 feet; thence South 89 degrees 25' 29" West, 660.00 feet to the point of beginning; thence continuing South 89 degrees 25' 29" West, 330.00 feet; thence South 00 degrees 33' 37" West, 660.00 feet to the East/West center section line; thence North 89 degrees 25' 29" East along said East/West center section line, 330.0 feet; thence North 00 degrees 33' 37" East, 660.00 feet to the point of beginning.

(Said premises also being known both as Lot 3 of Panoramic Plateau and as Lot 3 of Steelhead Bend.)

TOGETHER WITH an easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East quarter corner of said Section 33; thence South 89 degrees 25' 29" West along the East/West centerline of said Section 33, a distance of 1,000.00 feet; thence South 3 degrees 00' 16" West, 505 feet, more or less, to a point on the North line of the County Road known as the Old Day Creek Road, said point also being the point of beginning of herein described centerline; thence North 3 degrees 00' 16" East, 505 feet, more or less, to the East/West centerline of said Section 33; thence continuing North 3 degrees 00' 16" East, 250.43 feet; thence South 89 degrees 25' 29" West, parallel to said East/West centerline of Section 33, a distance of 420.00 feet; thence North 0 degrees 33' 37" East, 410.00 feet; thence South 89 degrees 25' 29" West parallel to said East/West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline.



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EXHIBIT "B"

EXCEPTIONS:

A. Reservation of all mineral rights by B. Melhime, et ux, in Deed recorded March 19, 1903, in Volume 50 of Deeds, page 207, records of Skagit County, Washington.

(Affects that portion of the subject property lying within the South ½ of the Northwest ¼ of said Section 33.)

Said mineral rights are now held of record by Skagit County pursuant to Treasurer's Deed recorded December 30, 1920, under Auditor's File No. 146798.

B. Easement for ingress, egress and utilities in favor of various owners, over portions of the Northerly 50 feet of the subject property, as disclosed by various instruments of record.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	United States of America and its assigns
Dated:	May 20, 1971
Recorded:	May 27, 1971
Auditor's No.:	753297
Purpose:	Transmission line and access road easement
Area Affected:	A portion of the subject property and other property

D. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	September 19, 1986
Recorded:	September 19, 1986
Auditor's No.:	8609190071
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:	The North 50 feet of the subject property



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