

AFTER RECORDING MAIL TO:
Mr. and Mrs. Loren W. Schmidt
429 N. 61st Street
Seattle, WA 98103



200506300060
Skagit County Auditor

6/30/2005 Page 1 of 2 9:17AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116249-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James O. Patterson, Nora M. Patterson, Joseph A. Shepherd and Judy E. Shepherd
Grantee(s): Loren W. Schmidt and Rebecca A. Schmidt
Abbreviated Legal: ptn Gov. Lot 7, 28-35-9 E W.M.
Assessor's Tax Parcel Number(s): 350928-0-011-0300, P118164, 350928-0-011-0200, P118163

THE GRANTOR JOSEPH A. SHEPHERD and JUDY E. SHEPHERD, husband and wife, as to an undivided one-half interest; and **JAMES O. PATTERSON and NORA M. PATTERSON**, husband and wife, as to an undivided one-half interest for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **LOREN W. SCHMIDT and REBECCA A. SCHMIDT**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

That portion of Government Lot 7 in Section 28, Township 35 North, Range 9 East, W.M., lying Easterly of the Easterly line of that portion conveyed to the Seattle and Northern Railway Company, a corporation, by Deed dated January 12, 1900, filed February 15, 1900, under Auditor's File No. 32443 and recorded in Volume 40 of Deeds, page 255, which lies within said Government Lot 7.

Situate in County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, and across that portion of Government Lot 4 of Section 28, Township 35 North, Range 9 East, W.M., commonly known as Thompson Hill Road No. XCL, now known as Evergreen Hill Lane.

Situate in County of Skagit, State of Washington.

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

Dated May 25, 2005

James O. Patterson

Joseph A. Shepherd

Nora M. Patterson

Judy E. Shepherd

3373
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$3,916.00
Skagit Co. Treasurer
By Deputy

STATE OF
COUNTY OF

Washington
Skagit

SS:

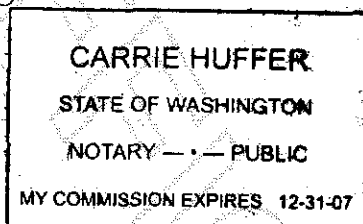
I certify that I know or have satisfactory evidence that **James O. Patterson, Nora M. Patterson, Joseph A. Shepherd and Judy E. Shepherd**

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:

June 24, 2005

Carrie Huffer



Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2007

Schedule "B-1"

116249-PE

EXCEPTIONS:

A. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	An underground electric transmission and/or distribution system
Area Affected:	A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on Government Lot 7 more particularly described as follows: Beginning at a point on the North line of said property that is approximately 806 feet West of the Northwest corner thereof; thence following the approximate bearings and distances; South 41° East, 730 feet; East 270 feet, North 30° East, 130 feet to a point hereinafter <u>referred</u> to as Point "A"; thence North 59° West, 270 feet; thence returning to point "A"; thence South 81° East, 240 feet; South 59° West, 145 feet; South 2° East, 115 feet to the South line of said property and the terminus of this description.
Dated:	Not disclosed
Recorded:	June 5, 1991
Auditor's No.:	9106050079

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Skagit County, a Washington Municipal Corporation
Purpose:	For ingress, egress and utilities
Area Affected:	Undisclosed
Dated:	June 18, 2001
Recorded:	August 13, 2001
Auditor's No.:	200108130161

Said instrument is a re-recording of Auditor's File No. 200107020156.



200506300060
Skagit County Auditor