

AFTER RECORDING MAIL TO:

Kelly Hall

7855 Saddle Trail
Maple Falls, WA 98266.



200509130190

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85920

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

85920-1

Grantor(s): Don Larison and Charlotte Larison

Grantee(s): Kelly Hall

Assessor's Tax Parcel Number(s): 360518-0-001-0408, P50956, 360507-0-008-0404, P50900

THE GRANTOR Don Larison and Charlotte Larison, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelly Hall, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

That portion of Government Lot 1 and the Northeast 1/4 of the Northwest 1/4, Section 18, Township 36 North, Range 5 East, W.M., lying Easterly of the right-of-way of the Northern Pacific Railway Company, as described in instrument recorded in Volume 92 of Deeds, page 242, under Auditor's File No. 97075; EXCEPT therefrom the portion described as follows:

Commencing at the North quarter corner of said Section; thence South 89 degrees 14'38" West along the North line of said Northwest 1/4, 957 feet, more or less, to the center of Mills Creek and the point of beginning; thence Southeasterly along the centerline of Mills Creek 240 feet; thence North 25 degrees 19' East, 123 feet, more or less, to the North line of said Northwest 1/4; thence South 89 degrees 14'38" West, 256 feet to the point of beginning;

ALSO EXCEPT the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 5 East, W.M.;

TOGETHER WITH an easement 15 feet in width for the purpose of ingress, egress and the installation and maintenance of utilities, which easement is described as follows:

The South 15 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 5 East, W.M.

Parcel "B":

That portion of the Southwest 1/4 of Section 7, Township 36 North, Range 5 East, W.M., described as follows:

Commencing at the South quarter corner of said Section; thence South 89 degrees 14'38" West along the South line of said Southwest 1/4, 1,145 feet, more or less, to the Easterly right-of-way line of the Burlington Northern Railway, and the point of beginning; thence Northeasterly along said right-of-way line, 135 feet, more or less, to the center of Mill Creek; thence Southeasterly along the centerline of Mill Creek, 180 feet, more or less, to the South line of said Southwest 1/4; thence South 89 degrees 14'18" West along the South line of said Southwest 1/4, 188 feet, more or less, to the point of beginning;

TOGETHER WITH an easement for ingress, egress and utilities, including the maintenance and repair thereof over a strip of land 15 feet in width, the centerline of which is the centerline of the existing roadway;

ALSO TOGETHER WITH a non-exclusive easement for installation and maintenance of utility lines, over, under and across the North 15 feet of the following described property:

That portion of Government Lot 4, lying East of the East right-of-way line of State Road and that portion of the Southeast 1/4 of the Southwest 1/4 lying Westerly of the Westerly line of the Burlington Northern Railway right-of-way, all in Section 7, Township 36 North, Range 5 East, W.M.; EXCEPT that portion lying Northerly and Easterly of the following described line:

#5028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 13 2005

Amount Paid \$

Skagit Co. Treasurer

By



Deputy

2675⁰⁰



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Skagit County Auditor

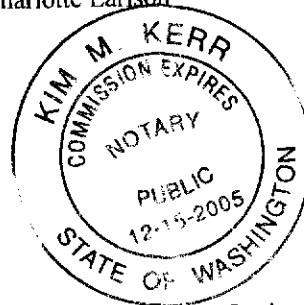
Beginning at the intersection of the Westerly line of said railroad right-of-way and the centerline of Mill Creek; thence Northwesterly along the centerline of said creek to the Easterly line of the Samish River; thence Northerly along the Easterly line of said river a distance of 200 feet; thence Northwesterly to a point on the Easterly line of the State Road which lies 400 feet Southwesterly of the North line of Government Lot 4 of said Section 7, when measured along the Easterly line of said road, said point being the terminus of this line description.

Subject to paragraphs A thru Q of Schedule B-1 of First American Title Company attached hereto and made a part hereof by this reference.

Dated: September 6, 2005

Don Larison
Don Larison

Charlotte Larison
Charlotte Larison



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don Larison and Charlotte Larison, 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: 9-12-05

Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/05



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Order No: 85920

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Condemned in Cause No.: 40, United States District Court
Recorded: July 19, 1946
Auditor's No.: 395262
Purpose: To enter, erect, maintain, repair, rebuild, operate and patrol one or more electric power transmission lines, together with all necessary appurtenances thereto
Area Affected: Parcel "B" and other property

B. RESERVATION CONTAINED IN DEED

Executed by: The Federal Land Bank of Spokane, a corporation
Recorded: August 3, 1949
Auditor's No.: 434328
As Follows: "Reserving unto the Grantor 50% of all minerals, oil and gas, in or under the above described land."
Affects: Parcel "A" and other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Recorded: September 14, 1956
Auditor's No.: 541490
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereto
Area Affected: A portion of the subject property and other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: September 22, 1964
Auditor's No.: 656163
Purpose: Electric power transmission structures and appurtenances thereto
Area Affected: Parcels "A" and "B" and other property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

In Favor of: The United States of America
Condemned in Cause No.: 221-73 C2
United States District Court: Western District of Washington
Holding Terms At: Seattle
Purpose: Access Road
Area Affected: Parcels "A" and "B" and other property



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F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: March 27, 1979
Auditor's No.: 7903270051
Purpose: Right to construct, operate, maintain, repair, enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way;
Location: Undisclosed portions of the subject property

G. Possible fence encroachment or overlap, as disclosed by Survey recorded August 30, 1979 under Auditor's File No. 7908300003.

H. EASEMENT AND PROVISIONS THEREIN:

In Favor of: Puget Sound Power & Light Company, a Washington corporation
Recorded: November 27, 1979
Auditor's No.: 7911270008
For: Underground electric transmission and/or distribution system
Affects: Undisclosed portions of the subject property

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation, a Delaware corporation
And: Marinus Hofman and Tina Hofman, husband and wife; and Kees C. Hofman, a single man; and Johannes Hofman, a single man, dba Calf Co.
Recorded: December 21, 1979 and January 31, 1980
Auditor's File Nos.: 7912210004 and 8001310017
Regarding: Rights-of-way and easements

Subject to provisions and stipulations in Settlement Agreement entered on June 22, 1983 in Skagit County Superior Court Cause No. 41846.

J. EASEMENT AND PROVISIONS THEREIN:

In Favor of: Puget Sound Power & Light Company, a Washington corporation
Recorded: December 8, 1981
Auditor's No.: 8112080056
For: Underground electric transmission and/or distribution system
Affects: Exact location not disclosed of record

K. Terms, provisions and stipulations contained in Special Use Permit No. SP-81-019 recorded November 9, 1982 under Auditor's File No. 8211090006.

L. Terms, provisions and stipulations contained in Special Use Permit No. SP-81-029, recorded November 10, 1982 under Auditor's File No. 8211100031.



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M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation
And: State of Washington, Department of Natural Resources
Dated: June 10, 1986
Recorded: July 9, 1986
Auditor's No.: 8607090010
Regarding: Development of access to timberland owned by the State of Washington

Subject to the provisions and stipulations contained in Settlement Agreement entered June 22, 1983 in Skagit County Superior Court Cause No. 41846.

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation, a Delaware corporation
And: Koetje Agency, Inc., et al
Dated: August 20, 1985
Recorded: August 8, 1986
Auditor's No.: 8608080004
Regarding: Rights-of-way and easements

Subject to the provisions and stipulations contained in Settlement Agreement entered June 22, 1983 in Skagit County Superior Court Cause No. 41846.

O. Any question that may arise due to shifting or changing in course of Mill Creek.

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: United States of America, Department of Energy, Bonneville Power Administration, pursuant to the Bonneville Project Act
Dated: August 5, 1997
Recorded: September 23, 1997
Auditor's No: 9709230047
Purpose: Non-exclusive easement for access road purposes
Area Affected:

"An existing road over and across a portion of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 5 East, W.M., Skagit County, Washington..."

Q. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: January 29, 1999
Auditor's File No: 9901290131



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Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200009150146
Document Title: Low Flow Mitigation Summary
Regarding: Groundwater infiltration system

Auditor's File No.: 200009150147
Document Title: Title Notification
Regarding: Natural Resource Lands



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