

AFTER RECORDING MAIL TO:
Robert D. Plank and Marci J. Plank

13970 Rudene Rd
Mount Vernon, WA 98273.



200509300272
Skagit County Auditor

9/30/2005 Page 1 of 3 3:48PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86117

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

86117-1

Grantor(s): Barbara E. LeSourd, as Trustee and her Successor Trustees under the Edward C. LeSourd and Barbara E. LeSourd Revocable Living Trust, dated April 14, 1994

Grantee(s): Robert D. Plank and Marci J. Plank

Section 32, Township 34, Range 3; Ptn. SE NE and Section 33, Township 34, Range 3; Ptn. SW NW

Assessor's Tax Parcel Number(s): 340333-2-008-0006, P23087, 340332-0-011-0006, P23023

THE GRANTOR Barbara E. LeSourd, as Trustee and her Successor Trustees under the Edward C. LeSourd and Barbara E. LeSourd Revocable Living Trust, dated April 14, 1994, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert D. Plank and Marci J. Plank, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the intersection of the Southerly right of way line of J.O. Rudene Road No. 206, with the East line of said section, said point being 1653.56 feet South of the Northeast corner of said Section 32; thence South 67°51' West along the Southerly right of way line of the Rudene Road 409.6 feet, more or less, to the Easterly right of way line of the James Powers Road No. 66; thence South 37°35' East along the Easterly right of way line of Powers Road projected 610.0 feet, more or less, to the Northerly right of way line of the Pleasant Ridge Road; thence North 48°45' East along the Northerly right of way line of said Pleasant Ridge Road 15.78 feet, more or less, to the East line of said Section; thence North along said Easterly line 624.0 feet, more or less, to the point of beginning; EXCEPT County Road rights of way.

ALSO that portion of the Southwest 1/4 of the Northwest 1/4, Section 33, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point 5.75 chains North of the quarter post between Sections 32 and 33, Township 34 North, Range 3 East, W.M.; thence North 14 chains; thence South 4° East 9.25 chains; thence South 14° East 1.65 chains; thence South 9 1/2° East 2.20 chains; thence South 51 1/2° West 1.80 chains to the place of beginning, EXCEPT County road rights of way, and EXCEPT that portion conveyed to Skagit County for road purposes, by deed dated December 10, 1963, recorded December 12, 1963, as Auditor's File No. 644237.

Subject to Paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. 86117 attached hereto and made a part hereof by this reference.

5489
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

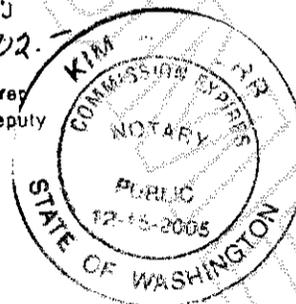
Dated September 25, 2005

Barbara E. LeSourd, as Trustee and her Successor Trustees under the Edward C. LeSourd and Barbara E. LeSourd Revocable Living Trust, dated April 14, 1994

By: Barbara E. LeSourd
Barbara LeSourd, Trustee

SEP 30 2005

\$ 6502.
Amount Paid \$
Skagit Co. Treasurer
By Ln Deputy



State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence Barbara LeSourd the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Trustee of see pg. 2

Order No:

Edward L. Lesourd & Barbara E. Lesourd
Rev. Liv. Trust dated 4-14-94 to be the free and voluntary act of such party for the
uses and purposes mentioned in this instrument.

Date: 9-29-05

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



Order No: 86117

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Helen Tower Pratt
Dated: April 20, 1901
Auditor's No.: Volume 1 of Miscellaneous Records, page 778
Purpose: Right to construct suitable covered drains or ditches
Area Affected: Portion of subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Traction Company, a corporation
Dated: April 2, 1918
Recorded: April 5, 1918
Auditor's No.: 124825, Volume 110 of Deeds, page 117
Purpose: Transmission line
Area Affected: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1, Skagit County, Washington
Dated: November 18, 1953
Recorded: November 18, 1953
Auditor's No.: 495282, Volume 259 of Deeds, page 559
Purpose: Pipeline
Area Affected: Portion of subject property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1, Skagit County, Washington
Dated: April 24, 1958
Recorded: April 24, 1958
Auditor's No.: 564487, Volume 294 of Deeds, page 81
Purpose: Pipeline
Area Affected: Portion of subject property



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