

AFTER RECORDING MAIL TO:  
Sara Rose Heiner, Darrell K. Heiner  
13987 Stat Route 9  
Mount Vernon WA 98273



200601300211  
Skagit County Auditor

1/30/2006 Page 1 of 2 1:25PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B87138

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.  
B87138E-1

Grantor(s): Bruce F. Banks  
Grantee(s): Sara Rose Heiner and Darrell K. Heiner  
Assessor's Tax Parcel Number(s): P24515, 340411-0-013-0008

THE GRANTOR Bruce F. Banks, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sara Rose Heiner, an unmarried person and Darrell Heiner, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southwest 1/4 of the Southeast 1/4 and of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of said Section 11 and the Easterly line of the Northern Pacific right-of-way; thence East to a point 11-1/2 rods (189.75 feet) East of the South 1/4 corner of Section 11; thence North to the right-of-way of the Northern Pacific Railway; thence in a Southwesterly direction along the Southerly line of said railway to the intersection of the South line of said Section 11 and the point of beginning;

EXCEPT State Highway;

AND EXCEPT the following described tract:

Beginning at a point 185.8 feet East and 156 feet North of the 1/4 corner on the South boundary of said Section 11; thence West 60 feet; thence North 45 degrees West, 50 feet, more or less, to the East boundary of the State Highway; thence North 38 degrees 57' East along the East boundary of said highway, 154.5 feet; thence South 158 feet, more or less, to the point of beginning.

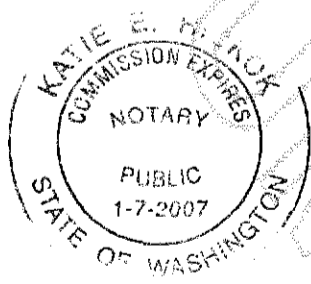
Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: January 25, 2006

Bruce F. Banks 443  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Bruce F. Banks

JAN 30 2006

Amount paid \$ 3031.00  
Skagit Co. Treasurer  
By [Signature] Deputy



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce F. Banks, 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: 1-27-06

[Signature]

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-7-07

Order No: B87138

**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: W. C. Glenn and M. M. Glenn, husband and wife  
Recorded: August 10, 1906 (Volume 67 of Deeds, page 249)  
As Follows: "First Party reserves the right to lay a pipe across  
said land to certain spring in Southeast corner of  
said land."  
Affects: Portion of subject property in the Southeast 1/4 of  
the Southwest 1/4

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: April 26, 1955  
Auditor's No: 516878  
Volume 270 of Deeds, page 100  
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: Exact location undisclosed on the record



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