

RETURN ADDRESS:



200602090111

Skagit County Auditor

2/9/2006 Page

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6 3:31PM

DOCUMENT TITLE: Statutory Warranty Deed

REFERENCE/RECORDING NUMBERS OF
DOCUMENTS ASSIGNED OR RELEASED:

n/a

NAMES OF GRANTORS : Clee A. Richardson, who acquired title as Clee Richardson and
Bette N. Richardson, husband and wife.

AND GRANTEE: Charles V. Keeran and Mary Richardson, husband and wife.

PAGES WHERE ADDITIONAL NAMES ARE LOCATED: n/a

ABBREVIATED LEGAL DESCRIPTION
(additional legal is on page 1-2 of the document)

ptn of gl 1 and ne 1/4 nw 1/4, 17-34-2 E.W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER

OR ACCOUNT NUMBER: 340217-0-006-0003

340217-0-032-0001

When Recorded Return to:

Mary Richardson
Charles V. Keeran
2100 3rd. #1703
Seattle, WA 98121

Tax # P20375
P20409

LAND TITLE OF SKAGIT COUNTY
119766-S

STATUTORY WARRANTY DEED

THE GRANTORS, CLEE A. RICHARDSON, who acquired title as CLEE RICHARDSON and BETTE N. RICHARDSON, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to CHARLES V. KEERAN and MARY RICHARDSON, husband and wife, the following described real estate situated in the County of Skagit, State of Washington:

THE NORTH 100 FEET OF THE SOUTH 200 FEET OF GOVERNMENT LOT 1 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING EASTERLY OF THE GIBRALTER COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JANUARY 12, 1939, UNDER AUDITOR'S FILE NO. 309109, ALL IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS EMBRACED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

"BEGINNING AT THE MEANDER CORNER TO SECTIONS 8 AND 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.;
THENCE NORTH 15° EAST 9.697 CHAINS;
THENCE SOUTH 75° EAST 2.727 CHAINS;
THENCE NORTH 63°45' EAST 2.977 CHAINS;
THENCE SOUTH 2°43' WEST 22.214 CHAINS;
THENCE SOUTH 7°19' EAST 17.942 CHAINS;
THENCE SOUTH 4°30' WEST 5.00 CHAINS;
THENCE SOUTH 17°47' WEST 32.75 CHAINS;
THENCE SOUTH 50°30' WEST 18.00 CHAINS;

631
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 09 2006

Amount Paid \$ 5345.00
By Skagit Co. Treasurer
Deputy



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THENCE NORTH 39°30' WEST 4.545 CHAINS;
THENCE NORTH 50°30' EAST 18 CHAINS;
THENCE NORTH 32°30' EAST 4.00 CHAINS;
THENCE NORTH 6° EAST 9.00 CHAINS;
THENCE NORTH 22°30' EAST 17.00 CHAINS;

THENCE NORTH 4°30' EAST 5.00 CHAINS;
THENCE NORTH 15° WEST 17.00 CHAINS;
THENCE NORTH 6° WEST 13.60 CHAINS TO THE POINT OF
BEGINNING," AND LYING BETWEEN THE NORTHERLY AND
SOUTHERLY LINES OF SAID NORTH 100 FEET OF THE SOUTH 200 FEET
OF LOT 1 EXTENDED EAST.

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS
OVER AND ACROSS THE SOUTH 20 FEET OF LOT 3, "GIBRALTER
ANNEX", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 9,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situate in the County of Skagit, State of Washington.

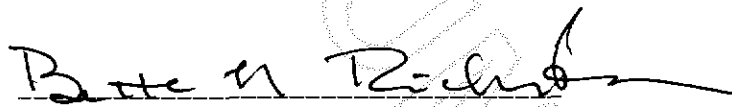
Tax Parcel No.: 340217-0-006-0003
340217-0-032-0001

Subject to Easements, Covenants, Conditions and Restrictions of Record,
including those on Exhibit A.

DATED this 4th day of February, 2006.

GRANTORS:


CLEE A. RICHARDSON


BETTE N. RICHARDSON



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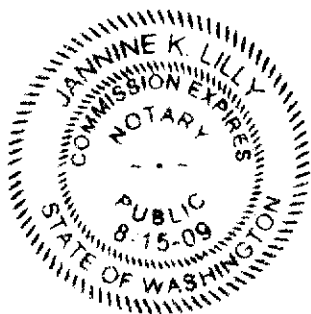
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STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 6th day of February, 2006, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CLEE A. RICHARDSON and BETTE N. RICHARDSON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Jannine K. Lilly
NOTARY PUBLIC in and for the State of
Washington, residing Marysville
My Appointment Expires: 8-15-09

[do not put seal beyond 1-1/2" borders of this page]



EXHIBIT A

1. RESERVATION OF MINERALS, ETC., PROVIDED BY SECTIONS 7873 AND 8082 OF REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED FROM THE STATE OF WASHINGTON TO MARY ELSTEREIT DATED AUGUST 26, 1929, AND RECORDED SEPTEMBER 21, 1929, IN VOLUME 152 OF DEEDS, PAGE 21.
(AFFECTS TIDELANDS ONLY)

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY,
A MASSACHUSETTS CORPORATION

PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO
CONSTRUCT, ERECT, ALTER, IMPROVE,
REPAIR, OPERATE AND MAINTAIN AN
ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE, CONSISTING OF A
SINGLE LINE OF POLES WITH NOT MORE
THAN THREE WIRES WITH NECESSARY
BRACES THEREOF.

AREA AFFECTED: A STRIP OF LAND 10 FEET IN WIDTH OVER
AND ACROSS THE ABOVE DESCRIBED
PROPERTY MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT
THE CENTER OF SECTION 17, TOWNSHIP 34
NORTH, RANGE 2 EAST, W.M.; THENCE
NORTH ALONG THE CENTERLINE OF SAID
SECTION 17, 1,320 FEET; THENCE SOUTH
88°04'30" EAST, 531.25 FEET TO THE TRUE
POINT OF BEGINNING; THENCE NORTH
19°00' WEST 192.3 FEET; THENCE NORTH
58°14' WEST 435 FEET; THENCE NORTH
73°14' WEST TO THE COUNTY ROAD IN
NORTHWEST 1/4 OF SAID SECTION 17.

DATED: MAY 22, 1953

RECORDED: JUNE 10, 1953



AUDITOR'S NO.:

489307

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:

CASCADE NATURAL GAS CORPORATION

PURPOSE:

A PIPELINE OR PIPELINES FOR THE
TRANSPORTATION OF OIL, GAS AND THE
PRODUCTS THEREOF

AREA AFFECTED:

10 FEET IN WIDTH, AS MUTUALLY AGREED
BY THE GRANTOR AND GRANTEE HEREIN

DATED:

OCTOBER 14, 1988

RECORDED:

NOVEMBER 9, 1988

AUDITOR'S NO.:

8811090029

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

GRANTEE:

PUGET SOUND POWER & LIGHT COMPANY,
A WASHINGTON CORPORATION

PURPOSE:

ONE OR MORE ELECTRIC TRANSMISSION
AND/OR DISTRIBUTION SYSTEMS

AREA AFFECTED:

THE WEST 27 FEET

DATED:

DECEMBER 11, 1992

RECORDED:

DECEMBER 18, 1992

AUDITOR'S NO.:

9212180060

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT
OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND
SYSTEM.

