

When recorded return to:

Mr. and Mrs. Donald K. Kaaland  
9029 Collins Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
First American Title  
File Number:



200604030163  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Gary L. Koops and Robert E. Koops, each as his separate property, each as to an undivided one-half interest, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald K. Kaaland and Wonona L. Kaaland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 17, Township 35, Range 6; Ptn. NE NW

Tax Parcel Number(s): P41550, 350617-2-001-0009

FIRST AMERICAN TITLE CO.  
B87599E-2

PARCEL "A":

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., that lies North of the Puget Sound and Baker River Railway right-of-way; EXCEPT right-of-way for the County Road known as "Max-Prevedell Road".

PARCEL "B":

The abandoned Puget Sound and Baker River Railroad right-of-way across the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M..

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

Dated March 20, 2006

Gary L. Koops 1551  
Robert Koops

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 03 2006

Amount Paid \$ 1785.00  
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Gary L. Koops and Robert Koops, 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: 3-20-06

[Signature]

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

Order No: B87599

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: June 15, 1923  
Auditor's No.: 184885  
Purpose: Construct, maintain, etc. 2 electric lines  
Area Affected: The Northerly portion of subject property together with prohibition against blasting within 300 feet

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Town of Lyman, a municipal corporation  
Dated: June 26, 1962  
Recorded: July 5, 1962  
Auditor's No.: 623547  
Purpose: Construct, maintain, etc. a water pipe line  
Area Affected: The exact location not disclosed on the record

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: September 2, 1964  
Recorded: September 2, 1964  
Auditor's No.: 655414  
Purpose: Construct, maintain, etc. an electric transmission line  
Area Affected: The exact location not disclosed on the record

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: April 14, 1982  
Recorded: April 28, 1982  
Auditor's No.: 8204280015  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A right-of-way 20 feet in width having 10 feet of such width on each side of a centerline



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