

When recorded return to:

Mr. and Mrs. Louis P. Boivin
21749 Sterling Drive
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 87749



200604210170
Skagit County Auditor

4/21/2006 Page 1 of 2 3:59PM

Statutory Warranty Deed

THE GRANTOR Brian Hanson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Louis P. Boivin and Lois M. Boivin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13, "MEDCALF'S ADDITION"

FIRST AMERICAN TITLE CO.

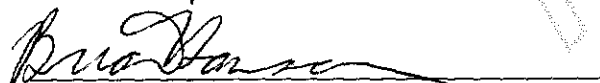
87749E

Tax Parcel Number(s): 3954-000-013-0005, P67430

Lot 13, "MEDCALF'S ADDITION", as per plat recorded in Volume 7 of Plats, page 41, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per Attached Schedule B-1 and by this reference made a part hereof.

Dated April 11, 2006


Brian D. Hanson

1905
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


APR 21 2006

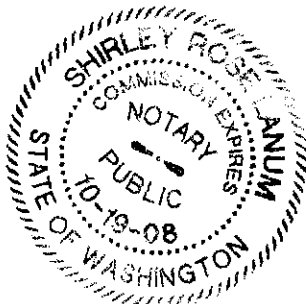
Amount Paid \$ 3565.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian D. Hanson, 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: 4-11-06


Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 10-19-2008



Schedule "B-1"


EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN DEED, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
Recorded: October 27, 1902
Auditor's No.: Vol. 49, page 232
As Follows: "Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same."

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: March 28, 1956
Recorded: April 3, 1956
Auditor's No.: 533888
Purpose: For 5 anchors
Area Affected: Anchor located on the lot line between Tracts 12 and 13 of said plat, 6 feet from the Easterly line of Sterling Drive


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4/21/2006 Page 2 of 2 3:59PM