

When recorded return to:

Kelsey R. Linnell  
8551 Fruitdale Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
First American Title  
File Number: B87984



200605260123  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Mark D. Edick and Rosella R. Edick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelsey R. Linnell, a single person, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B8798E-1

Abbreviated Legal:

Section 18, Township 35, Range 5; Ptn. NE SE (aka Tract 1, Short Plat No. 62-77)

Tax Parcel Number(s): P39328, 350518-0-036-0002

Tract 1 of revised Skagit County Short Plat No. 62-77, approved February 23, 1979 and recorded February 27, 1979, under Auditor's File No. 7902270054, being a portion of the North 200 feet of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M..

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 05/23/06

Mark D. Edick

Rosella R. Edick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 26 2006

Amount Paid \$ 2764.00  
By Skagit Co. Treasurer

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark D. Edick and Rosella R. Edick, 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: 5-25-06

Sandra D. Olson

Notary Public in and for the State of Washington  
Residing at Burlington, Wa  
My appointment expires: 2-20-07



EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corp., a Delaware corporation  
Recorded: September 13, 1956  
Auditor's No.: 541491  
Purpose: Construct, maintain, etc., a pipeline and/or pipelines for the purpose of oil transportation  
Area Affected: Undisclosed area over the North 200 feet of the Northeast ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., EXCEPT the road

And thereafter an assignment to El Paso Natural Gas Co., a Delaware Corp., as disclosed by an instrument recorded October 17, 1969, under Auditor's File No. 732077.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corp., a Delaware corporation  
Recorded: September 13, 1956  
Auditor's No.: 541492  
Purpose: Construct, maintain, etc., a pipeline(s) for the purpose of oil transportation  
Area Affected: Undisclosed area over the South 200 feet of the North 600 feet of the Northeast ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., EXCEPT the road

And thereafter an assignment to El Paso Natural Gas Co., a Delaware Corp., as disclosed by an instrument recorded October 17, 1969, under Auditor's File No. 732075.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corp., a Delaware corporation  
Recorded: September 13, 1956  
Auditor's No.: 541529  
Purpose: Construct, maintain, etc., a pipeline(s) for the purpose of oil transportation  
Area Affected: Undisclosed area over the South 200 feet of the North 400 feet of the Northeast ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., EXCEPT the road

And thereafter an assignment to El Paso Natural Gas Co., a Delaware Corp., as disclosed by an instrument recorded October 17, 1969, under Auditor's File No. 732076.

D. Terms and Conditions of that certain unrecorded easement, as disclosed by an instrument recorded March 27, 1970 under Auditor's File No. 737330.

Grantee: El Paso Natural Gas Co., a Delaware Corp.  
Purpose: Right to construct, maintain and use appurtenances thereto.



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Howard C. Reynolds and Reda L. Reynolds, husband and wife; and Clarence Neal Edwards and Dorothy Ella Edwards, husband and wife  
Dated: June 30, 1962  
Recorded: August 6, 1962  
Auditor's No.: 624738  
Purpose: Right-of-way for road way and utility purposes  
Area Affected: North 10 feet of subject property

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Skagit County, Washington  
Recorded: November 18, 1977  
Auditor's No.: 868910  
For: County road purposes  
Affects: That portion of said land herein known as Fruitdale Road

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Skagit County, Washington  
Recorded: February 28, 1979  
Auditor's No.: 7902280047  
For: County road purposes  
Affects: That portion of said land herein known as Fruitdale Road

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 62-77  
Recorded: February 27, 1979  
Auditor's No.: 7902270054

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal: Individual septic system.
4. Water: P.U.D.
5. Ten (10) foot easement along the North 10 feet of Lots 1 and 2.



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