

When recorded return to:

Stuart A. Moats
6519 Whistle Lake Terrace
Anacortes, WA 98221



200606300141
Skagit County Auditor

6/30/2006 Page 1 of 4 12:16PM

Recorded at the request of:
First American Title
File Number: A88131

Statutory Warranty Deed

THE GRANTORS Charles L. Boyd and Nancy Sue Graves Boyd, who acquired title as Nancy Sue Graves, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stuart A. Moats, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 31, Township 35, Range 2; Ptn. NW SE

FIRST AMERICAN TITLE CO.

A88131E-1

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P33436, 350231-4-012-0016

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated June 26, 2006

Charles L. Boyd
Charles L. Boyd

Nancy Sue Graves Boyd
Nancy Sue Graves Boyd

3319
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4,188.00
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Charles L. Boyd and Nancy Sue Graves Boyd, 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: 6/27/06

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

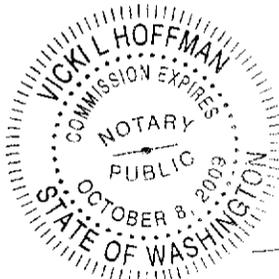


EXHIBIT A

PARCEL "A":

The North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT the West 225 feet;

AND EXCEPT the East 235 feet thereof;

TOGETHER WITH a non-exclusive easement, established of record by documents recorded as Auditor's File Nos. 735639, 751115 and 751117, for ingress, egress, utilities and travel purposes over and across an existing one lane dirt road 15 feet in width beginning at the center of Section 31, Township 35 North, Range 2 East, W.M., at the Southerly terminus of the Whistle Lake Road; thence Southerly along said existing road to a point in said road that is 99 feet, more or less, Southerly of the center of said Section 31; thence in an Easterly direction along said existing road running approximately along the South line of the North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of said Section 31 to a point 400 feet, more or less, East of the West line of said Northwest ¼ of the Southeast ¼; thence in a Northeasterly direction a distance of 30 feet, more or less, to a point on the South line of the North 99 feet of said Northwest ¼ of the Southeast ¼ and the terminal point of the easement herein described.

PARCEL "B":

The West 115 feet of the East 235 feet of the North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M.;

TOGETHER WITH a non-exclusive easement, established of record by document recorded as Auditor's File No. 751116, for ingress, egress and travel purposes over and across an existing one lane dirt road running approximately along the South line of the North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of said Section 31, and veering in a Northerly direction to connect with a public road at the Northwest corner of said Northwest ¼ of the Southeast ¼, until such time as a county road is provided for access to the subject property.



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EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 10, 1930
Recorded: January 14, 1931
Auditor's No.: 240263 (Vol. 156, Page 435)
Purpose: "...any and all municipal purposes..."
Area Affected: A twenty (20) foot wide strip of land

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: April 13, 1957
Recorded: April 26, 1957
Auditor's No.: 550572 (Vol. 286, Page 370)
Purpose: Gas lines
Area Affected: Undisclosed location

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Delno M. Crumm, et ux
Dated: June 11, 1969
Recorded: June 23, 1969
Auditor's No.: 728036 (Vol. 32, Page 715)
Purpose: Ingress and egress
Area Affected: "existing one lane dirt road"

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: December 15, 1969
Recorded: January 8, 1970
Auditor's No.: 734729 (Vol. 41, Page 55)
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: "As surveyed, staked and constructed"

E. Road easement documents for one or more roadways, approximately along the South line of the subject property including the terms, provisions and termination clauses found therein, recorded as Auditor's File Nos. 735639, 751115, 751116 and 751117. Said easements both encumber and benefit the subject property.



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Harvey Dewayne Simpson, et ux
Dated: April 29, 1973
Recorded: April 30, 1973
Auditor's No.: 784266
Purpose: Ingress, egress and utilities
Area Affected: The East 24 feet of Parcel "A"

G. Encroachment of an existing residence located on Parcel "B" onto the easement described on Auditor's File No. 784266 as calculated from Survey recorded December 19, 1990 as Auditor's File No. 9012190071.

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

Short Plat No.: 24-78 and Revised 24-78
Recorded: July 27, 1978 and June 1, 1984
Auditor's Nos.: 834861 and 8406010043

Said matters include but are not limited to the following:

1. Probable locations of road locations.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9202120135
Document Title: Statutory Warranty Deed
Regarding: Boundary Line Adjustment



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