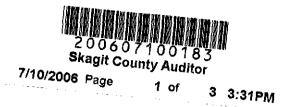
When recorded return to:

Mr. Cedrick Brown 17093 Theodorson Lane Mount vErnon, wa. 98273,

Recorded at the request of: First American Title File Number:B88564



Statutory Warranty Deed

THE GRANTOR Richard L. Patnode, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cedrick Brown, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Washington	ELDAT ANATOLANI TITLE CO
Abbreviated Legal: Section 13, Township 34, Range	FIRST AMERICAN TITLE CO BOSSUYE-
For Full Legal See Attached Exhib	t "A"
Subject to covenants, conditions, r	strictions and easements, if any, as per attached Exhibit "B"
Tax Parcel Number(s): P21801, 340	13-0-111-0008
Dated June 7, 2006	SKAGIT COUNTY WASHINGTON
Rich Potant	REAL ESTATE EXCISE TAX
Richard L. Patnode	
Nonard E. I amoud	Skagit Co. Treasurer Deputy
STATE OF Washington COUNTY OF Skagit	}} ss:
before me, and said person(s) acknow	ry evidence that Richard L. Patnode, the persons who appeared ledged that he/she/they signed this instrument and acknowledge act for the uses and purposes mentioned in this instrument.
Date: 7-6-66	Sandia Ellison
Carlow and market and a second	Notary Public in and for the State of Washington
Section Edition	Residing at Rule of the State of The Residing to Residence of the Residenc
- 1987 - 173×12 × \	My appointment expires: \(\text{2.46.07} \)

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EXHIBIT "B"- ~

EXCEPTIONS:

A. LASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Puget Sound Power & Light Company

Dated:

July 20, 1955

Recorded:

July 22, 1955

Auditor's No.:

521345

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

Area Affected:

The exact location not disclosed on the record

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Public Utility District No. 1 of Skagit County,

Washington

Dated:

August 5, 1955 August 5, 1955

Recorded: Auditor's No.:

522062

Purpose:

A pipe or pipes, line or lines for the transportation of

water

Area Affected:

A strip of land 10.00 feet in width adjacent to the road

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Skagit County

And:

Imogene McGehee

Dated: Recorded: June 7, 1991 June 11, 1991

Auditor's No.:

9106110034

Regarding:

Repair Agreement for an on-sife sewage disposal

system

D. USE AND MAINTENANCE AGREEMENT OF PRIVATE ROADWAY AND THE TERMS AND CONDITIONS TEREOF:

Executed By:

Property owners along Theodorsen Lane

Recorded:

October 29, 1987

Auditor's No.:

8710290022

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded:

October 3, 2003

Auditor's No.:

200310030060

Said matters include but are not limited to the following:

1. Fence and shed location.

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EXHIBIT A

That portion of the North ½ of the Northwest ¼ of the Southwest ¼ of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of the Memorial Highway right-of-way where the same is intersected by a line running East from a point 329.7 feet South of the West ¼ corner; thence West 367 feet to the true point of beginning; thence continue West 100 feet; thence South 67 feet, more or less, to the North line of a private road; thence East along the North line of said private road to a point South of the true point of beginning; thence North 67 feet, more or less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement for common roadway as set forth in instrument recorded October 29, 1987, under Auditor's File No. 8710290022.

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