

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



200607100183
Skagit County Auditor

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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

Abbreviated Legal:
Section 13, Township 34, Range 3; Ptn. NW SW

FIRST AMERICAN TITLE CO.
B88564E-1

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P21801, 340313-0-111-0008

Dated June 7, 2006

Richard L. Patnode

Richard L. Patnode

* 3469
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 10 2006

Amount Paid \$ 3271.30
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard L. Patnode, 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: 7-6-06

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-21-09



EXHIBIT "B" -

EXCEPTIONS:

A. EASEMENT, 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
Recorded: August 5, 1955
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: June 7, 1991
Recorded: June 11, 1991
Auditor's No.: 9106110034
Regarding: Repair Agreement for an on-site 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 $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ 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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