

When recorded return to:

Sean Prouty
22829 Franklin Rd.
Mount Vernon, WA.
98273

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



200607270186
Skagit County Auditor

7/27/2006 Page 1 of 2 3:26PM

Statutory Warranty Deed

THE GRANTOR Elaine A. Huffstetter, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sean Prouty and Tamera Prouty, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B88073E-1

Abbreviated Legal:

Section 29, Township 33, Range 4, Ptn. SE SW

Tax Parcel Number(s): 330429-3-008-0600, P121899, 330429-3-008-0117, P17473

The West 200 feet of the South 108.9 feet of the North 388.9 feet of that portion of the Southeast ¼ of the Southwest ¼ of Section 29, Township 33 North, Range 4, E.W.M. Lying East of the County (Franklin) Road along the West line thereof conveyed to Skagit County by the deed Dated September 19, 1912 and recorded September 15, 1913 under Auditor's File No. 98381.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across the South 30 feet of the North 280 feet of the West 200 feet of that portion of the Southeast ¼ of the Southwest ¼ of Section 29, Township 33 North, Range 4, E.W.M. lying East of said County (Franklin) Road along the West line thereof.

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

Dated 7/10/06

Elaine A. Huffstetter

3805
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2006

Amount Paid \$ 1648.00
By
Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elaine A. Huffstetter, 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: 7-13-06



Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2-28-07

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Elmer Johnson, Carl Hed, O.L. Hastings and Ralph McKibben, their heirs and assigns.
Dated: June 8, 1927
Recorded: October 17, 1929
Auditor's No.: 227732
Purpose: A perpetual easement and right to dig and construct a trench or ditch and to lay water pipes therein, together with the right to go upon the land to construct and repair said pipes and ditch when necessary
Area Affected: The exact location of said pipe line and ditch is not disclosed on the record

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

In Favor Of: J.A. Rhone and Camille B. Rhone, husband and wife
Recorded: March 10, 1972
Auditor's No.: 765145
For: Non-exclusive easement for ingress and egress
Affects: North 30 feet of the West 325 feet of subject property

Said easement also contained in Real Estate Contract recorded October 18, 1971 under Auditor's File No. 759373.



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Skagit County Auditor