

When recorded return to:

Mr. and Mrs. James R. Houston
7342 Sunny Lane
Sedro Woolley, WA 98284



200608180119
Skagit County Auditor

8/18/2006 Page 1 of 5 1:45PM

Recorded at the request of:
First American Title
File Number: A88861

Statutory Warranty Deed

THE GRANTORS Robert V. LaCount and Stacy E. LaCount, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James R. Houston and Patti J. Sutter, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A88861E-1

Abbreviated Legal:
Section 9, Township 35, Range 5; Ptn. SE NE and NE SE

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P38746, P38722, 350509-4-001-0006, 350509-1-007-0113

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

Dated August 15, 2006

Robert V. LaCount

Stacy E. LaCount

4245
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4247.50
By Deputy

I certify that I know or have satisfactory evidence that Robert V. LaCount and Stacy E. LaCount, 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: 8-16-06

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-07

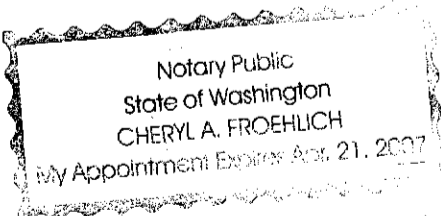


EXHIBIT A:

Tract 1 of Skagit County short Plat No. 504-80, approved December 12, 1980 and recorded December 15, 1980, as Auditor's File No. 8012150005, in Book 5 of Short Plats, page 12, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 5 East, W.M.;

TOGETHER WITH that portion of said subdivision described as follows:

Beginning at the Northwest corner of said Southeast 1/4 of the Northeast 1/4; thence South 0 degrees 40'16" West along the Westerly limit of said subdivision 217.30 feet to the true point of beginning; thence South 75 degrees 26'20" East, 419.18 feet; thence South 70 degrees 04'47" East, 972.82 feet to the Easterly limit of said subdivision; thence South 0 degrees 24'22" West along said Easterly limit, 127.24 feet; thence along a curve to the right, from which the radial point bears North 19 degrees 25'41" East, having a radius of 1463.30 feet, an arc distance of 12.57 feet; thence North 70 degrees 04'47" West, 1224.21 feet; thence along a curve to the left having a radius of 1799.44 feet, an arc distance of 165.25 feet to the Westerly limit of said subdivision; thence North 0 degrees 40'16" East along said Westerly limit, 93.66 feet to the true point of beginning; EXCEPT any portion lying East of the following described line:

Commencing at the East 1/4 of said Section 9; thence North 0 degrees 24'22" East, 787.69 feet along the East line of said Section 9 to the centerline of an existing County Road; thence North 75 degrees 26'20" West, 685.18 feet along said centerline of County Road to the true point of beginning of said line; thence South 1 degree 00'00" West, 162.84 feet to the South line of the above described property; said South line being the terminus of said line.

EXCEPT from all of the above described premises mineral rights reserved in Deed from Glacier Park Company recorded March 10, 1951 as Auditor's File No. 695886.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of said Short Plat which is also delineated as Sunny Lane on the face of said Short Plat.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain premises described on Exhibits "A" and "B" of Declaration of Mutual Easements recorded June 4, 1980, under Auditor's File No. 8006040001.



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EXCEPTIONS:

A. MINERAL RESERVATIONS CONTAINED IN DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Executed By: Glacier Park Company, a Minnesota corporation
Dated: December 5, 1951
Recorded: March 10, 1967
Auditor's No: 695886
Vol. 362 of Deeds, page 349

As Follows:

EXCEPTING and RESERVING unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, TOGETHER WITH the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Schmidt Mill Company
Dated: October 29, 1975
Recorded: February 18, 1976
Auditor's No: 830333
Purpose: Road purposes
Area Affected: Existing road in the Southeast 1/4 of the Northeast 1/4 of the subject property

C. DECLARATION OF MUTUAL EASEMENTS:

Dated: May 19, 1980
Recorded: June 4, 1980
Auditor's No: 8006040001
Between and Among: Wendell D. Olds and Barbara A. Olds, husband and wife; Lindtner Twiet and Edna J. Twiet, husband and wife; John W. Sears and Margaret M. Sears, husband and wife; Al Wright, a single man; E. I. Butte-Dahl, a single man; John V. Beitler and Eileen Beitler, husband and wife; and Harold C. Beitler and Barbara Beitler, husband and wife
And: Puget Sound Power and Light Company, a Washington corporation

Reference is hereby made to the document for particulars.



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

Short Plat No.: 504-80
Recorded: December 15, 1980
Auditor's No: 8012150005

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 - Individual Well - Water of sufficient quantity and/or quality for normal domestic purposes is not provided for at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water. Lots 1 - 14 will be served by individual wells. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zones.
5. Access easements "C" and "D" are included in joint conveyance easement executed between the above signed owners and Puget Sound Power and Light Company, a corporation, and recorded under Skagit County Auditor's File No. 8006040001. Said access easements are to be utilized only when railroad is actually constructed within said Puget Power ownership.
6. On those lots where 2 areas are shown, the top number represents the area of the lot exclusive of a portion of Tract A and the bottom number represents lot area to centerline of Tract A.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Wendell D. Olds and Barbara A. Olds, husband and wife, et al
Grantee: Puget Sound Power & Light Company
Recorded: July 13, 1982
Auditor's No: 8207130024
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: 7 feet parallel and adjacent to Tract A (Sunny Lane)

Also recorded under Skagit County Auditor's No. 8208310019.



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F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 17, 1986
Recorded: April 17, 1986
Auditor's No: 8604170045
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;
Affects: Northerly 30 feet and portion of the Easterly 30 feet

G. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Puget Sound Power & Light Company
Recorded: April 16, 1986
Auditor's No: 8604160031
As Follows:

The above-described property will be combined or aggregated with Lot 1 of Skagit County Short Plat No. 504-80. This boundary adjustment is not for the purpose of creating an additional building lot.

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 7, 1991
Recorded: March 18, 1991
Auditor's No: 9103180074
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the East line of said property that is approximately 150 feet North of the Southeast corner thereof; thence West approximately 40 feet to its terminus.



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