

When recorded return to:

Mr. and Mrs. Robert B. Campbell
26490 Helmick Road
Sedro Woolley, WA 98284



200611010069
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: A89502

Statutory Warranty Deed

THE GRANTORS Dale D. Klein and Marlene G. Klein, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert B. Campbell and Jennifer Campbell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A89502E-1

Abbreviated Legal:
Section 9, Township 35, Range 5, Ptn. NW NE (Aka Tract 2 Short Plat 33-83) (Affects Parcel "A")
and Section 9, Township 35, Range 5, Ptn. SW NE (Affects Parcel "B")

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P38710 350509-1-003-0208, P38713 350509-1-005-0206

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

Dated October 25, 2006

Dale D. Klein
Dale D. Klein

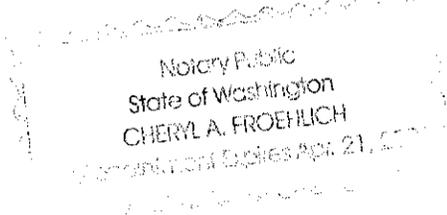
Marlene G. Klein
Marlene G. Klein

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dale D. Klein and Marlene G. Klein, 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: 10-30-06

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



5661
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 01 2006

Amount Paid \$ 8104.00
Skagit Co. Treasurer
By LD

EXHIBIT A

PARCEL "A":

Tract 2 of Skagit County Short Plat No. 33-83, approved November 23, 1983, recorded November 29, 1983 in Volume 6 of Short Plats, page 99, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M..

PARCEL "B":

Those portions of Tract "A" described as follows:

1. Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M.; thence North $89^{\circ}48'06''$ East along the Northerly limit of said subdivision, 17.29 feet; thence along a curve to the left from which the radial point bears North $15^{\circ}18'30''$ East, having a radius of 1,816.71 feet, an arc distance of 329.38 feet; thence South $85^{\circ}04'47''$ East, 582.18 feet to a point on the Easterly limit of said Tract "A"; thence South $0^{\circ}40'16''$ West along said Easterly limits, 150.41 feet; thence North $85^{\circ}04'47''$ West, 593.33 feet; thence along a curve to the right having a radius of 1,966.71 feet, an arc distance of 336.01 feet to the Westerly limit of said subdivision; thence North $0^{\circ}55'57''$ East along said Easterly limits, 147.97 feet to the point of beginning.
2. Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M.; thence North $89^{\circ}48'06''$ East along the Northerly limit of said subdivision, 17.29 feet to the true point of beginning; thence along a curve to the left from which the radial point bears North $15^{\circ}18'30''$ East, having a radius of 1,816.71 feet, an arc distance of 329.38 feet; thence South $85^{\circ}04'47''$ East, 582.18 feet to a point on the Easterly limit of said Tract "A"; thence North along said East line to the North line of said Tract "A"; thence Westerly along said North line to the point of beginning.

TRACT "A":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M.; EXCEPT the North 670 feet of the East 400 feet thereof, EXCEPT road; EXCEPT mineral rights, reserved in deed from Glacier Park Company, recorded March 29, 1949 under Auditor's File No. 429520.



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EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Glacier Park Company
Recorded: September 27, 1946
Auditor's No: 398280
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, subject to any and all existing easements over and across the premises hereinabove described for roads, tramways, ditches, telephone and telegraph lines, and all other rights-of-way. (Affects Parcel "A")

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 12, 1957
Recorded: September 18, 1957
Auditor's No: 556201
Purpose: Construct, maintain, etc., electric transmission line
Area Affected: The exact location of said right-of-way is not disclosed on the record
Affects: Parcel "A"

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: July 6, 1983
Auditor's No: 8307060012
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 10 foot strip of land at a point on the Northerly line...approximately 67 feet Northeasterly of the Northwesterly corner thereof; thence South a distance of approximately 243 feet to its terminus
Affects: Parcel "A"


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

Short Plat No.: No. 33-83
Recorded: November 29, 1983
Auditor's No: 8311290005
Affects: Parcel "A"

1. Sewer – Individual septic tanks.
2. Water – Individual wells: Water of sufficient quantity and/or quality is not provided at the time of filing the Plat. Buyers should investigate the availability of said water.
3. Roads – All maintenance and/or construction of private roads is the responsibility of the Lot owners and shall be in direct relationship to usage of said roads.
4. Short plat number and date of approval shall be included in all Deeds and contracts.

E. RESERVATION CONTAINED IN DEED

Executed by: Glacier Park Company, a corporation
Recorded: March 29, 1949
Auditor's No.: 429520
As Follows: All minerals of any nature whatsoever upon or in said land, together with the right to explore, mine, extract, etc., the same
Affects: Parcel "B"



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