



200612180146
Skagit County Auditor

12/18/2006 Page 1 of 3 1:35PM

When recorded return to:

Moises J. Flores
1107 Shuler Avenue
Burlington, Wa. 98233

Recorded at the request of:
First American Title
File Number: B89634

Statutory Warranty Deed

THE GRANTOR David Wakefield, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Moises J. Flores, a single man, the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
B89634E-1

Abbreviated Legal:
Ptn. Lots 6 and 7, Block 3 "MOORE'S ADD. TO WOOLLEY"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4167-003-006-0009, P76827

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

Dated 11/6/06

[Signature]
David Wakefield

6362
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 18 2006

Amount Paid: 3,333.60
By: [Signature] Skagit Co. Treasurer
DC Deputy

STATE OF Washington }
COUNTY OF Spokane } SS:

I certify that I know or have satisfactory evidence that David Wakefield, 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: 11-6-06

Joani K Blaisdell
Notary Public in and for the State of Washington
Residing at 7407 N Division St
My appointment expires: 3-12-2010



EXHIBIT A

That portion of Lot 6 and Lot 7, Block 3 "MOORE'S ADD. TO WOOLLEY", as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Lot 7, which is 15.00 feet East of the Southwest corner thereof; thence South $87^{\circ}55'33''$ West along the South line of Lot 7, and Lot 6, a distance of 63.48 feet to a point which is 1.52 feet East of the Southwest corner of Lot 6; thence North $00^{\circ}38'36''$ East, a distance of 132.06 feet to North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North $88^{\circ}22'21''$ East along said North line, a distance of 89.68 feet; thence North $2^{\circ}04'14''$ East, a distance of 4.19 feet; thence South $65^{\circ}48'39''$ West, a distance of 41.20 feet; thence South $1^{\circ}40'55''$ East, a distance of 50.05 feet; thence South $88^{\circ}45'47''$ East, a distance of 6.06 feet; thence South $2^{\circ}04'14''$ East, a distance of 61.10 feet to the point of beginning.

EXCEPT any portion of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East W.M., described within that judgment quieting title, Skagit County Superior Court Cause No. 02-2-00770-1.

TOGETHER WITH an easement for ingress and egress over Lot 7, beginning at a point on the South line of said Lot 7, which is 15.00 feet East of the Southwest corner thereof; thence North $87^{\circ}55'33''$ East along the South line of said Lot 7, a distance of 10 feet; thence North $2^{\circ}04'14''$ West, a distance of 68 feet; thence South $87^{\circ}55'46''$ West, a distance of 16.01 feet to the East line of the above described tract; thence South $1^{\circ}40'55''$ East, a distance of 6.55 feet; thence South $88^{\circ}45'47''$ East, a distance of 6.06 feet; thence South $2^{\circ}04'14''$ East, a distance of 61.10 feet to the point of beginning of this easement description.



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EXHIBIT "B"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Robert Schleiff and Juanita Schleiff, husband and wife
Recorded: November 5, 1998
Auditor's No.: 9811050116
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building Lot."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 5, 2001
Recorded: October 16, 2001
Auditor's No.: 200110160054
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion subject property



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