

When recorded return to:

Mr. and Mrs. Duane B. Gardner  
15425 Bonney Lane  
Mount Vernon, WA 98273

Recorded at the request of:  
First American Title  
File Number: 91463



200705180147  
Skagit County Auditor

5/18/2007 Page 1 of 3 12:03PM

### Statutory Warranty Deed

THE GRANTOR Charles R. Shaffner Jr., a married man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Duane B. Gardner and Jacquelyn M. Gardner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

91463E-1

Abbreviated Legal:  
Section 27, Township 34, Range 2; Ptn. NE NW

For Full Legal Description see Exhibit "A" attached hereto and by this reference made a part hereof.

Tax Parcel Number(s): P20798, 340227-2-002-0001

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "B" attached here to and by this reference made a part hereof.

2347  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated May 17, 2007

MAY 18 2007

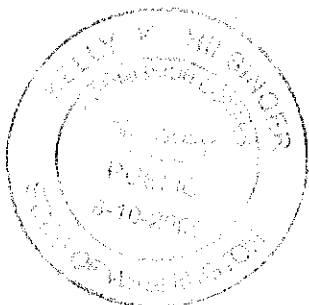
Amount Paid \$ 2319.00  
Skagit Co. Treasurer  
By mem Deputy

Charles R. Shaffner, Jr. by Chance Ryder Shaffner  
Charles R. Shaffner Jr., by Chance Ryder Shaffner, his  
Attorney in fact his attorney in fact

STATE OF Washington }  
COUNTY OF Skagit } SS:

Before me personally appeared Chance Ryder Shaffner, to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Charles R. Shaffner, Jr. and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal this 17 day of May, 2007.



Kelly K. Hilsinger

Kelly K. Hilsinger  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 08/10/2008

## EXHIBIT A

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the East line of the Snee-Oosh County Road and the South line of said Northeast 1/4 of the Northwest 1/4, said point being the Northwest corner of Lot 2, "REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NO. 1", according to the plat thereof recorded in Volume 13 of Plats, Page 1, records of Skagit County, Washington, being a replat of that certain plat recorded in Volume 10 of Plats, Page 44; thence East along the South line of the subdivision, a distance of 400 feet to the Northeast corner of said Lot 2; thence North parallel to the East line of said County Road, a distance of 100 feet to the Southeast corner of Lot 3, "REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NO. 1", according to the plat thereof recorded in Volume 13 of Plats, Page 1, records of Skagit County, Washington; thence West parallel to the South line of said subdivision, a distance of 400 feet to the East line of the County Road, said point also being the Southwest corner of said Lot 3; thence South along the East line of said road, 100 feet to the point of beginning.



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## EXHIBIT "B"

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: October 26, 1981  
Auditor's No. 8110260024  
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

Location:

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

Being located on the above described property beginning at a point on the West line that is approximately 10 feet South of the Northwest corner thereof; thence East approximately 303 feet; thence South approximately 50 feet to its terminus.

#### B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: September 17, 1984  
Auditor's No. 8409170068  
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

Location:

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

Being located on the above described property beginning at a point on the West line that is approximately 10 feet South of the Northwest corner thereof; thence East approximately 303 feet; thence South approximately 50 feet; thence at an approximate bearing of South 66 degrees East to intersect with the East line of said property and its terminus.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200605100126  
Document Title: Lot of Record Certification  
Regarding: Land use



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