



200707240007

Skagit County Auditor

7/24/2007 Page 1 of 3 9:36AM

When recorded return to:

Mr. and Mrs. Jason M. Handy
8008 My Way
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B92040

Statutory Warranty Deed

THE GRANTORS Michael C. Rich and Sandra L. Rich, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason M. Handy and Tricia L. Handy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
B92040E-1

Abbreviated Legal:
Section 11, Township 35, Range 5; Ptn. SW SE

Tax Parcel Number(s): A Ptn. of P38885, 350511-4-003-0018

PARCEL "A":

That portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 35 North, Range 5 East, W.M.; lying South of Bacus Hill Road right-of-way;

(Also known as a portion of Tract 42 of that survey recorded October 23, 1989, in Volume 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031, records of Skagit County, Washington.)

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions, and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 7/12/07
Michael C. Rich
Michael C. Rich

Sandra L. Rich
Sandra L. Rich

3480
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

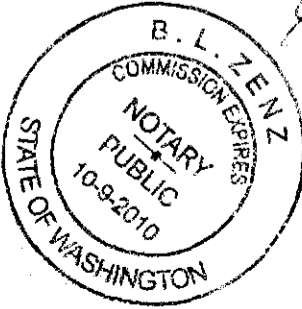
JUL 24 2007

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 4,455.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Michael C. Rich and Sandra L. Rich, 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: 7-12-07



[Signature]
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Skagit County
 Recorded: February 24, 1953
 Auditor's No.: 359932
 Affects: Subject property and other property
 As Follows:

"Reserving all roads and railroad grades, if any."

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: November 17, 1986
 Recorded: November 18, 1986
 Auditor's No.: 8611180010
 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: Various strips of land

C. RESERVATION CONTAINED IN DEED

Executed by: Noretap, a General Partnership
 Recorded: October 11, 1988
 Auditor's No.: 8810110042
 As Follows:

"Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A", pages 1 through 9.

TOGETHER WITH the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical or other methods), drilling for, mining, extracting and removing the same; provided however that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon."

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Executed By: Noretap, a Washington General Partnership, consisting of Peter J. Poeschel and Ronald Schultz
 Dated: February 17, 1989
 Recorded: February 21, 1989
 Auditor's No.: 8902210090

Said Easement was modified and partially re-recorded under Auditor's File No. 8910230016.

Said instrument was modified by instrument recorded April 16, 2002, under Auditor's File No. 200204160016.



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: November 17, 1986
 Recorded: November 18, 1986
 Auditor's No.: 8611180008
 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: Electric transmission and/or distribution lines
 Area Affected: Various 15 foot strips

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Noretap, a General Partnership, its successor, agents, licensees and assignees
 Dated: June 14, 1990
 Recorded: June 14, 1990
 Auditor's No.: 9006140064
 Purpose: A non-exclusive easement for the installation, maintenance, repair and replacement of a waterline, including any and all appurtenances thereto; over, under and across the subject property
 Area Affected: A 60 foot portion of the subject property

G. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: April 23, 2007
 Auditor's No.: 200704230176

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9903160001.

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: October 23, 1989
 Auditor's No.: 8910230031
 Affects: Subject property

Said matters include but are not limited to the following:

1. Parcel numbers shown on this map are strictly informational only and are not to be used in any conveyance of title.
2. Parcels numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 17, 18, 20, 43, 44, 75, 76 and 77 should be described and conveyed by metes and bounds description and all other parcels should be described and conveyed as subdivisional parts of the section.
3. This map is not a plat or intended to be such. Its intent was to shown property corners set and a graphic representation of those easements disclosed under Auditor's File No. 8902210090 and Auditor's File No. 8910230016, records of Skagit County and does not disclose all easements, reservations and restrictions of record.



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