

When recorded return to:

Mr. and Mrs. Mark D. Smith
23943 Bulson Road
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 92417



200708230129

Skagit County Auditor

8/23/2007 Page

1 of

2 2:20PM

Statutory Warranty Deed

THE GRANTORS Laraine Ward, as her separate estate and Paul Ward, her spouse for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Mark D. Smith and Yolanda M. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

92417E-1

Abbreviated Legal:

Section 34, Township 33, Range 4; Ptn. SW SW

Tax Parcel Number(s): P112756, 330434-3-005-0300, P17818, 330434-3-005-0006, P17819, 330434-3-005-0105

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 33 North, Range 4 East, W.M., EXCEPT that portion conveyed to Skagit County for road purposes by deed dated March 25, 1963, and recorded March 26, 1963, under Auditor's File No. 633726.

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

Dated

8/14/2007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4018
AUG 23 2007

Laraine Ward

Paul Ward

STATE OF Washington
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Laraine Ward and Paul Ward are the persons who appeared before me, and said persons 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:

8-14-07

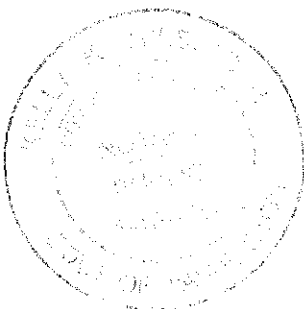
Kelly K. Hilfinger

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 08/10/2008



EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: March 7, 1957
Recorded: March 12, 1957
Auditor's No.: 548536
Purpose: Construct, maintain, etc., a pipe line for the transportation of oil and the products thereof
Area Affected: The exact location of said pipe line is not disclosed on the record

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: January 23, 1978
Recorded: February 8, 1978
Auditor's No.: 873455
Purpose: Right to enter said premises to operate, maintain, 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: Subject property



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