



200709070133
Skagit County Auditor

9/7/2007 Page 1 of 2 3:44PM

When recorded return to:

Sandra Bares
10929 Rockport Street
Rockport, WA 98283

Recorded at the request of:
First American Title
File Number: B92115

Statutory Warranty Deed

THE GRANTORS Ahmed M. Jaddi and Ellanora E. Jaddi, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sandra Bares, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 26, Township 35, Range 9; Ptn. Gov. Lot 2

GUARDIAN NORTHWEST TITLE CO.

B92115E-1

Tax Parcel Number(s): P44710, 350926-0-018-0000

That portion of Government Lot 2, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 9, Block 4, "ROCKPORT, WN.", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington; thence Northeasterly along the Westerly margin of Short Street of said Plat of "ROCKPORT, WN.", for a distance of 155 feet to the true point of beginning; thence Northwesterly at a 90° angle from Short Street for a distance of 130 feet; thence Northeasterly at a 90° angle to the intersection of the Southerly margin of the County Road right-of-way, as said road existed on June 25, 1953; thence Easterly along said margin of County Road right-of-way to its intersection with the Westerly margin of Short Street; thence Southwesterly along said margin of Short Street to the true point of beginning, EXCEPT that portion deeded to the State of Washington for Highway 17-A, in Deed recorded March 15, 1954, under Auditor's File No. 499173, AND EXCEPT right-of-way for County Road.

SUBJECT TO: Covenants, Conditions, Restrictions, and Easement of record as per the attached Schedule B-1 and by this reference made a part hereof.

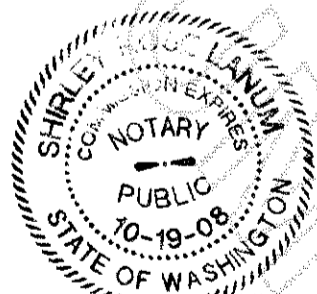
Dated 9-7-07

Ahmed M. Jaddi Ellanora E. Jaddi
Ahmed M. Jaddi SKAGIT COUNTY WASHINGTON Ellanora E. Jaddi
REAL ESTATE EXCISE TAX

SEP 07 2007

Amount Paid \$ 1856.20
Skagit Co. Treasurer
By JP Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:



I certify that I know or have satisfactory evidence that Ahmed M. Jaddi and Ellanora E. Jaddi, 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: 9-7-07

Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at Burlington
Comm Expires 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: May 5, 1955
Auditor's No.: 818938
Purpose: To clean ditch
Area Affected: A 25 foot wide strip of land across a portion of the subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Marblemount Timber Company, a corporation
Recorded: June 26, 1953
Auditor's No.: 489930
Purpose: Water pipeline, guy lines and supports
Area Affected: A portion of the subject property and other property, the exact location of which is undisclosed Parcel "D"

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

Recorded: December 21, 2006
Auditor's No.: 200612210037
Affects: Subject property and other property

