

When recorded return to:

Mr. and Mrs. Marcelino Madrigal
602 Reed Street
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 92762



200710020079
Skagit County Auditor

10/2/2007 Page 1 of 2 3:24PM

Statutory Warranty Deed *ARTURE-1*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jeanette R. Dibiase, trustee of the Jeanette R. Dibiase Revocable Living Trust for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Marcelino Madrigal and Socorro Madrigal, husband and wife** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:
Ptn. Block 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" (aka Lot 2, Short Plat No. SW-9-96)

Tax Parcel Number(s): **P113443, 4166-031-000-0100**

Lot 2, of Sedro-Woolley Short Plat No. 09-96, approved June 30, 1998, recorded July 15, 1998, in Book 13 of Short Plats, page 146, under Auditor's File No. 9807150090, records of Skagit County, Washington, and being a portion of Block 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

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

4681
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated September 24, 2007 ~~_____~~ **OCT 02 2007**

Jeanette R. Dibiase, trustee of the Jeanette R. Dibiase Revocable Living Trust

Amount Paid \$ **3387.00**
Skagit Co. Treasurer
By *Jp* Deputy

Jeanette Rose Dibiase R.L.T.
By: Jeanette Rose Dibiase, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jeanette R. Dibiase, to me know to be the individual who executed the foregoing instrument as Trustee of the Jeanette R. Dibiase Revocable Living Trust, and acknowledged to me that she signed and sealed this said instrument as her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated she is authorized to execute the said instrument.

Date: Oct. 2 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"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company
Recorded: September 22, 1995
Auditor's No.: 9509220122
As Follows:

"Subject, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

This deed is granted according to the terms and conditions of that certain offer to Purchase Agreement between Grantor and Grantee dated May 25, 1995, accepted by Grantee on May 30, 1995 and signed by Grantor on June 5, 1995, and made subject to the terms and conditions contained therein."

B. AGREEMENT WAIVER OF PROTEST AND SPECIAL POWER OF ATTORNEY AND THE TEENS AND CONDITIONS THEREOF:

Between: City of Sedro Woolley
And: Triple T. Construction, Inc.
Dated: July 2, 1998
Recorded: July 9, 1998
Auditor's No.: 9807090024
Regarding: LID/ULID Formation

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-09-96
Recorded: July 15, 1998
Auditor's No.: 9807150090

Said matters include but are not limited to the following:

1. Water Source - Skagit County P.U.D. No. 1
2. Waste Disposal - City of Sedro Woolley Sewer - All side sewer services are to be maintained and serviced by individual lot owners.
3. The terms and conditions of CUP File #10-95 as disclosed by the Short Plat and the Application for Title Insurance.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: November 2, 1998
Recorded: December 24, 1998
Auditor's No.: 9812240046
Purpose: Construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines
Area Affected: The South 30 feet (20 feet in "alley" and 10 feet on property adjacent to adjoining lots)



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