

Return Address:
Adele R. Turner-Slind
5864 Farm To Market Road
Bow, WA 98232



200801220109

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Document Title(s) (for transactions contained therein):

1. Statutory Warranty Deed
- 2.
- 3.
- 4.

GUARDIAN NORTHWEST TITLE CO.

93705E

**Reference Number(s) of Documents assigned or released:
(on page of documents(s))**

Grantor(s)

1. Carol R. Ross
- 2.
- 3.
- 4.

Additional Names on page of document.

Grantee(s)

1. Adele R. Turner-Slind
- 2.
- 3.
- 4.

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

Section 32, Township 36, Range 3; Ptn. Gov. Lot 9

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

P48505, 360332-0-009-0008

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:

Adele R. Turner-Slind
5864 Farm To Market Road
Bow, WA

Recorded at the request of:
First American Title
File Number 93705

Statutory Warranty Deed

THE GRANTOR Carol R. Ross, as her separate estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Adele R. Turner-Slind, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 32, Township 36, Range 3; Ptn. Gov. Lot 9

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P48505, 360332-0-009-0008

Dated 1/16/2008

Carol R. Ross
Carol R. Ross

STATE OF Washington)
COUNTY OF Skagit) ss: MOORE

I certify that I know or have satisfactory evidence that Carol R. Ross, 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: 1-17-08

Edith M. Clark
Notary Public in and for the State of

Residing at 2 Courtney Dr

My appointment expires: 7-7-10

EDITH M. CLARK

No. 01CL4865102

Notary Public, State of New York

Qualified in Monroe County

My Commission Expires 7-7-10



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Exhibit A
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 9 in Section 32, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Government Lot 9, Southeast Section corner; thence North $0^{\circ}28'45''$ West along the East line of said Government Lot 9, a distance of 523.33 feet; thence South $88^{\circ}30'15''$ West, a distance of 292.05 feet to the Southwest corner of that certain parcel conveyed to Skagit County by instrument recorded under Auditor's File No. 200605240071 and being the true point of beginning of this property description; thence continuing South $88^{\circ}30'15''$ West along the Westerly projection of the aforesaid line, a distance of 1,000.00 feet; thence North $0^{\circ}28'45''$ West parallel with said East line of Government Lot 9, a distance of 380.68 feet, more or less, to the upland line of the dike right-of-way of Dike District No. 19 dike, as appropriated in Skagit County Cause No. 9244; thence Easterly and Southerly along the Southerly and Westerly right-of-way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32, said point being the Northwest corner of said parcel conveyed to Skagit County under Auditor's File No. 200605240071; thence South $0^{\circ}28'45''$ East (called South $0^{\circ}49'43''$ East on previous deed) parallel with said East line Government Lot 9 along the West line of said Skagit County parcel, a distance of 220.61 feet, more or less, to the point of beginning.

EXCEPT roads and ditch rights-of-way;

AND EXCEPT Dike District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 9244.



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Exhibit B

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: North Samish River also known as Edison Slough and Rhoads Slough

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: E. W. Purdy, Trustee
Dated: June 30, 1930
Recorded: July 10, 1930
Auditor's No.: 253367
Purpose: Watermain
Area Affected: A four (4) foot wide strip of Government Lots 8 and 9 in Section 32

Said easement does not disclose whom Purdy is Trustee for nor what property the easement is appurtenant to. Additionally, said easement includes reversionary language.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association
Dated: August 21, 1957
Recorded: June 23, 1959
Auditor's No.: 582231
Purpose: Water pipelines
Area Affected: An undisclosed portion

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: April --, 1997
Recorded: December 2, 1997
Auditor's No.: 9712020071
Purpose: Sewage facilities
Area Affected: Northeasterly portion of the subject property



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F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adele Turner
Recorded: January 30, 2006
Auditor's No.: 200601300070
Regarding: Notification of Adjacent Agricultural Land Uses

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adele Turner
Recorded: January 30, 2006
Auditor's No.: 200601300071
Regarding: Notification of Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adele Turner
Recorded: January 30, 2006
Auditor's No.: 200601300072
Regarding: "Low Flow" stream protection and related impervious surface issues

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Gerald Slind
Recorded: February 1, 2006
Auditor's No.: 200602010099
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

J. 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: May 1, 2007
Auditor's No.: 200705010018



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K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 2, 1984
Recorded: October 8, 1984
Auditor's No.: 8410080075
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: A 10 foot wide strip of land

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Carol R. Ross and Adele R. Slind, individually
Recorded: November 21, 2007
Auditor's No.: 200711210010
Regarding: Beneficial road access easement

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Saltchuk Resources, Inc.
Dated: December 31, 2007
Recorded: January 7, 2008
Auditor's No.: 200801070107
Purpose: Ingress, egress and utilities
Area Affected: Portions of Government Lot 9 of said Section 32 as described on said easement

Said Easement is subject to the terms of that certain easement recorded as Auditor's File No. 200711210010.



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