



200802290174

Skagit County Auditor

2/29/2008 Page 1 of 3 2:55PM

When recorded return to:

Mr. and Mrs. Daniel W. Straub  
12579 C Street  
Mount Vernon, WA 98273

Recorded at the request of:  
First American Title  
File Number B93847

### Statutory Warranty Deed

THE GRANTORS Linda R. Stearns and Richard W. Stearns, wife and husband as joint tenants with right of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel W. Straub and Martha C. Straub, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

B93847E-1

Abbreviated Legal:  
Section 31, Township 35, Range 3; Ptn. Gov. Lot 1

For Full legal see Exhibit "A" attached hereto and by this reference made a part hereof.

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

Tax Parcel Number(s): P35075, 350331-0-011-0105

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

643  
FEB 29 2008

Amount Paid \$ 7570.00  
Skagit Co. Treasurer  
By mam Deputy

Dated 2/6/2008

Richard W. Stearns  
Richard W. Stearns

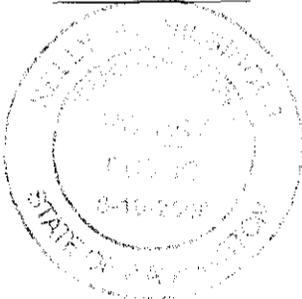
Linda R. Stearns  
Linda R. Stearns

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard W. Stearns and Linda R. Stearns are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-15-08

Kelly K. Hising  
Kelly K. Hising  
Notary Public in and for the State of Washington  
Residing at Mount Vernon,  
My appointment expires: 8/10/2008



## EXHIBIT A

That portion of Government Lot 1 in Section 31, Township 35 North, Range 3 East, W.M., being a portion of vacated Blocks 18 and 19 of "PLAT OF BAY VIEW (McKenna & Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, the Northerly line of which is the North line of said Blocks 18 and 19, the Southerly line of which is the centerline of "B" Street, the Easterly line of which is the centerline of 5th Street and the Westerly line of which is a line drawn parallel to said centerline of 5th Street and 355 feet Westerly therefrom;

TOGETHER WITH an easement for ingress, egress and utilities over and across the North 15 feet of the South 185 feet of that portion of said Government Lot 1 that lies Westerly of the above described tract and Northerly of the centerline of "B" Street and Easterly of the centerline of Second Street, as said streets are shown on said "PLAT OF BAY VIEW (McKenna & Elliott's 2nd Addition)" and the Plat of "A. SEIGFRED'S FIRST PLAT OF BAY VIEW, PADILLA BAY", as per plat recorded in Volume 1 of Plats, page 3, records of Skagit County, Washington.



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**EXHIBIT B**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: Undisclosed  
Recorded: September 26, 1979  
Auditor's No.: 7909260018  
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 – reference is hereby made to the record for full particulars

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Richard Stearns and Linda Stearns, husband and wife  
Dated: September 19, 2007  
Recorded: October 2, 2007  
Auditor's No.: 200710020050  
Purpose: Ingress, egress and utilities to Parcel "C"

**C. Terms and provisions of beneficial easement for water meter and water line and the maintenance thereof, as recorded March 7, 2007 under Auditor's File No. 200703070059.**



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