



200804070123
Skagit County Auditor

4/7/2008 Page 1 of 3 12:11PM

When recorded return to:

Mr. and Mrs. Ronald R. Peterson
16450 Dike Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94336

Statutory Warranty Deed

THE GRANTORS Alfred J. Sward and Joyce S. Sward, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ronald R. Peterson and Christine N. Peterson, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 25, Township 34, Range 3; Ptn. Gov. Lot 1

GUARDIAN NORTHWEST TITLE CO.
94336E

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P22661, 340325-0-001-0007

Dated 4-3-08

Alfred J. Sward

Joyce S. Sward

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alfred J. Sward and Joyce S. Sward, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4308

Notary Public

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011



1049
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 07 2008

Amount Paid \$ 129.60
Skagit Co. Treasurer
By MA M Deputy

EXHIBIT A

That portion of Government Lot 1, Section 25, Township 34 North, Range 3 East, W.M., lying North of a line running East and West across said Government Lot 1, which line intersects the most Northerly point of a tract of land conveyed to Albert Goodrich, et ux, by deed dated April 5, 1948, filed April 5, 1948, as Auditor's File No. 416523, and recorded in Volume 225 of Deeds at page 499, and which line is more particularly described as follows:

Beginning at a point on the East line of said Section, which point bears North 1°36'30" East a distance of 2,283.98 feet from the East ¼ corner of said Section; thence North 89°53'13" West, parallel with the North line of the Northwest ¼ of said Section, a distance of 241.70 feet to the most Northerly point of said tract of land conveyed to Albert Goodrich et ux; thence continuing North 89°53'13" West, parallel with the North line of the Northwest ¼ of said Section, a distance of 540 feet, more or less, to the Skagit River; and which land so conveyed to Goodrich et ux, is described in said deed as follows:

Beginning at a point on the dike as the same existed on July 26, 1915, on the East bank of the Skagit River, which point is 1,390 feet North, and South 89°26' West 1,115 feet from the East ¼ corner of said Section 25; thence North 89°26' East 1,905 feet to a point in the center of the County Road; thence North 580 feet to the dike; thence Westerly, Northwesterly and Southwesterly along the aforesaid dike as the same existed on July 26, 1915, to the point of beginning; except dike, ditch, and County Road rights-of-way.



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Exhibit B

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation, a Delaware corporation
Recorded: January 14, 1957
Auditor's No.: 546383
Purpose: To construct, operate, inspect, maintain, replace and repair one or more pipe lines, together with necessary valves, fittings and protective apparatus, for the transportation of oil and any products thereof, over, under and through a strip of land 60 feet in width

Said easement may not affect the subject property, the Company is unable to determine the exact location.

B. 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: Skagit River

C. 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.)



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