

**AFTER RECORDING MAIL TO:**

Scott A. Blair  
19910 Double Creek Lane  
Sedro Woolley, WA 98284



200804100105  
Skagit County Auditor

4/10/2008 Page 1 of 2 11:44AM

**CHICAGO TITLE CO.**

**STATUTORY WARRANTY DEED**

Escrow No. 08020056RM  
Title Order No. IC44972 ✓

**THE GRANTOR(S)** Charles W. Langerfeld, an unmarried person

for and in consideration of Ten Dollars and other good and valuable consideration  
in hand paid, conveys, and warrants to Scott A. Blair, a single person *SB*

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 13 of REVISED SURVEY MAP NO. 138-79, as approved August 22, 1980 and recorded August 22, 1980, in Volume 4 of Short Plats, page 164, under Auditor's File No. 8008220026, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 28; the Southeast Quarter of the Southeast Quarter of Section 29; the Northeast Quarter of Section 32; and the Northwest Quarter of Section 33, Township 36 North, Range 4 East of the Willamette Meridian.  
Situating in Skagit County, Washington

Abbreviated Legal: Tract 13, REVISED SURVEY MAP NO. 138-79

Tax Parcel Number(s): 360429-4-007-0006

**SUBJECT TO:** All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. IC44972 issued by Chicago Title Insurance Company, and set forth in Exhibit "A", attached hereto and by this reference made a part thereof.

Dated: April 8, 2008

*Charles W. Langerfeld*  
Charles W. Langerfeld

1078  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 10 2008

STATE OF Washington

) ss.

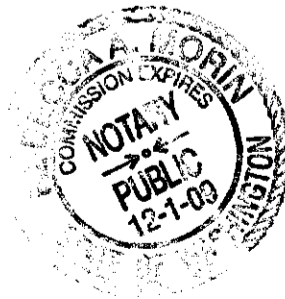
COUNTY OF Snohomish

Amount Paid \$ 4293.02  
By *McM* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Charles W. Langerfeld, an unmarried person is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9<sup>th</sup> day of March, 2008

*Rebecca A. Morin*  
Rebecca A. Morin  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 12/01/09



**EXHIBIT "A"**

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 16, 1945

Auditor's No(s): 381154, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land running Northwesterly through said premises

Notes on the face of said Short Plat, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Sewage Disposal – Individual septic systems.
- D. Water – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water.
- E. Zoning – Rural intermediate agricultural reserve and rural.
- F. Water – Individual wells.
- G. Sewage Disposal – Individual septic systems.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 27, 1990

Auditor's No(s): 9008270082, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

*SB*



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