



200804180213

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Paul A. Kern  
7768 F And S Grade Road  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01933-08

Grantor: Kimberley Rathvon Smith  
Grantee: Paul A. Kern, Tonia Lana Kern and Lorraine D. Kern

Tax Parcel Number(s): 350410-3-006-0001/P36132, 350410-3-009-0008/P36138, 350409-4-003-0013/P36098

Section 9, Township 35, Range 4; Ptn. E 1/2 SE; and Section 10, Township 35, Range 4, Ptn. SW

GUARDIAN NORTHWEST TITLE CO.

94200-1

## Statutory Warranty Deed

THE GRANTOR Kimberley Rathvon Smith, a Married Person as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul A. Kern and ~~Tonia Lana Kern~~, Husband and Wife, Lorraine D. Kern, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

★ Tonia Lana Kern

Abbreviated Legal:

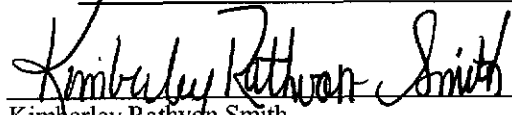
Section 9, Township 35, Range 4; Ptn. E 1/2 SE; and Section 10, Township 35, Range 4, Ptn. SW

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): 350410-3-006-0001/P36132, 350410-3-009-0008/P36138, 350409-4-003-0013/P36098

Dated March 31, 2008

  
Kimberley Rathvon Smith

1199  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 18 2008

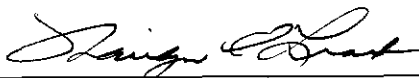
Amount Paid \$ 5167.00  
By Skagit Co. Treasurer  
Deputy

STATE OF OREGON }  
COUNTY OF JOSEPHINE } SS:

I certify that I know or have satisfactory evidence that Kimberley Rathvon Smith

is the person who appeared before me, and said person is acknowledged that he/she  
signed this instrument and acknowledge it to be his/her free and voluntary act for the uses  
and purposes mentioned in this instrument.

Dated: APRIL 14, 2008



Notary Public in and for the State of OREGONResiding at: COVE JUNCTION, ORMy appointment expires: 10-3-09

## EXHIBIT A

### PARCEL "A":

That portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 4, East, W.M., lying South of the Old Fairhaven & Southern Railway right-of-way.

EXCEPT the West 54 rods thereof, and EXCEPT County road and ditch rights-of-way.

ALSO, the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 4 East, W.M..

EXCEPT the West 54 rods thereof and except that portion lying South of the hill ditch of Drainage District No. 14 and excepting County road and ditch rights-of-way.

### PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 35 North, Range 4 East, W.M., lying Southerly and Southwesterly of the right-of-way of the Old Fairhaven & Southern Railway.

EXCEPT that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying South of the hill ditch of Drainage District No. 14;

ALSO, EXCEPTING the following described tract:

Beginning on the South line of the Section, 1,160.7 feet East of its Southwest corner; thence North parallel with the West line of the Section to the hill ditch of Drainage District No. 14; thence Easterly and Southerly along said ditch to the South line of the Section; thence West 1,280 feet, more or less, to the place of beginning;

ALSO, EXCEPTING County road and ditch rights-of-way.



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## EXHIBIT B

### EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: February 18, 1938  
Recorded: May 25, 1938  
Auditor's No.: 302412  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way:  
Affects: Portion of Southwest ¼ of Section 10

### RESERVATION CONTAINED IN DEED:

Executed by: The Estate of Josephine Elizabeth Miller  
Recorded: April 13, 2004  
Auditor's No.: 200404130094  
As Follows:

"The above described property will be combined or aggregated with contiguous property owner by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot."

Affects: Parcel "B"



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