

When recorded return to:

Randy J. Sevens
13138 Buchanan Lane
Mount Vernon, WA 98273



200804300087
Skagit County Auditor

4/30/2008 Page 1 of 3 11:46AM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94325

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
B94325E

THE GRANTOR Alissa Brown, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Randy J. Stevens and Neenia L. Stevens, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 13, Township 35, Range 5; Ptn. N 1/2 NE

Tax Parcel Number(s): **P38958, 350513-0-007-0010**

That portion of the following described property lying Southerly of Secondary State Highway No. 17, as condemned by the State of Washington in the Superior Court of the State of Washington for Skagit County as Cause No. 25060;

That portion of the North 1/2 of the Northeast 1/4 of Section 13, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North line of Minkler paved road, said point being North 02°20' West 1526.3 feet and North 89°54' West 1034.9 feet from the East Quarter corner of said Section 13; thence North 02°20' West a distance of 1187.8 feet, parallel with the East line of said Section 13; thence North 89°54' West a distance of 215 feet; thence South 13°16' West, a distance of 1232.4 feet to the North line of Minkler paved road; thence South 89°54' East a distance of 535.9 feet to the point of beginning.

EXCEPT right of way of Puget Sound and Baker River Railroad Company, and

EXCEPT that portion lying Easterly of the following described line:

Beginning at a point on the North line of Minkler paved road, said point being North 02°20' West 1526.3 feet and North 89°54' West 1034.9 feet from the East Quarter Corner of said Section 13; thence North 89°54' West a distance of 367 feet, more or less, to the Southwest corner of a tract of land deeded to James H. Parker, et ux, by Deed recorded May 5, 1989 under Auditor's File No. 8905050025, and the true point of beginning of this line description; thence North parallel to the West line of that certain tract conveyed to James Parker and Linda Parker, husband and wife, by Deed recorded September 21, 1971, as Auditor's File No. 758307 to its intersection with the South line of Secondary State Highway No. 17 as previously described and the terminus of this line description.

SUBJECT TO Covenants, Conditions, Restrictions and easements per Schedule B-1 attached hereto and made a part hereof.

Dated 4-22-08

Alissa Brown
Alissa Brown

Alissa Brown 4-25-08

1308
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2008

Amount Paid *1713.80*
Skagit Co. Treasurer
By Deputy

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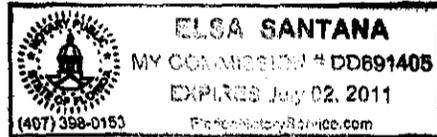
STATE OF Florida
COUNTY OF Washington }
Skagit Osceola } SS:

I certify that I know or have satisfactory evidence that Alissa Brown, 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: 4-25-08

Elsa Santana

Notary Public in and for the State of Florida
Residing at 1926 N John Young Pkwy, Kissimmee, FL
My appointment expires: _____



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: January 10, 1926
Recorded: February 16, 1926
Auditor's No: 191424 Vol 138, Page 589
Purpose: Construct, maintain, etc., two electric transmission lines
Area Affected: Prohibition against blasting

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

Recorded: March 1, 1999
Auditor's File No.: 9903010149
Document Title: Title Notification
Regarding: Property is Adjacent to Property Designated Natural Resource Lands

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.



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