

When recorded return to:

Mr. and Mrs. Steve L. Tobiason



200807180142
Skagit County Auditor

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Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94576

Statutory Warranty Deed

THE GRANTOR Megan D. Anderson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steve L. Tobiason and Holly D. Tobiason, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

94576-1
GUARDIAN NORTHWEST TITLE CO.

Section 29, Township 33, Range 4; Ptn. NE (aka Tract 4, Short Plat No. 97-0041)

Tax Parcel Number(s): P99752, 330429-1-003-0500

Tract 4 of Skagit County Short Plat No. 97-0041, approved August 2, 1999, and recorded August 13, 1999, under Auditor's File No. 199908130025, records of Skagit County, Washington; being a portion of the Northeast 1/4 of Section 29, Township 33 North, Range 4 East W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as shown on the face of said Short Plat, delineated as Trophy Lane (private road).

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 7-16-08

Megan D. Anderson

2355
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 18 2008

Amount Paid \$ 480.21
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Megan D. Anderson, 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: 7-16-08

Cheryl A. Froehlich

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1-07-2011 4:21:11
CAF



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Kenneth McLeod, his heirs and assigns
 Recorded: November 9, 1921
 Official Records: Volume 123 of Deeds, page 303
 Purpose: The right to construct and maintain a concrete reservoir, together with the right to lay and maintain a pipe line from said reservoir
 Area Affected: An undisclosed portion of the Southwest 1/4 of the Northeast 1/4

B. Terms and provisions of Agreement for Easements and Restrictive Covenants, recorded December 3, 1998, under Auditor's File No. 9812030041.

C. Terms and provisions of Declaration of Easements and Restrictive Covenants, recorded December 4, 1998, under Auditor's File No. 9812040035.

D. The following exceptions affect that easement as granted by instrument recorded December 4, 1998, under Auditor's File No. 9812040035 only:

(1) EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: July 28, 1988
 Recorded: August 3, 1988
 Auditor's No: 8808030050
 Purpose: Right to enter said premises to operate, maintain and 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 portion of the subject property

(2) EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: August 14, 1992
 Recorded: August 21, 1992
 Auditor's No: 9208210076
 Purpose: Right to enter said premises to operate, maintain and 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 portion of the subject property

(3) Terms and provisions of "Waiver and Covenant not to Sue", as recorded August 10, 1993, under Auditor's File No. 9308100146, regarding 'Alluvial Fan' Area



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Order No: 94576

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 97-0041
Recorded: August 13, 1999
Auditor's No: 199908130025

Said matters include but are not limited to the following:

1. Access Easement Note: Non-exclusive easement 60 feet wide from Bulson Road to the cul-de-sac on the line between Lot 2 and Lot 3, (includes those easements conveyed in Auditor's File Nos. 9812030041 and 9812040035) for ingress, egress and utilities to Lot 1, Lot 2, Lot 3 and Lot 4 of this Short Plat.

2. Various easements affecting a portion of the premises.

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: August 2, 1999
Recorded: August 13, 1999
Auditor's No: 199908130026
Affects: Sixty (60) foot access to the Larkin Property

G. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 29, 2000
Auditor's No: 200006290087
Purpose: To protect and promote the landing field as a community asset and lawful use
Area Affected: Lots 1, 2, 3 and 4, Short Plat No. 97-041

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

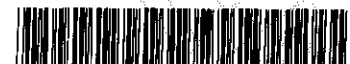
Dated: June 29, 2000
Recorded: June 29, 2000
Auditor's No: 200006290088
Executed by: Marion J. Larkin

I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 29, 2000
Recorded: June 29, 2000
Auditor's No: 200006290089
Executed by: Marion J. Larkin

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

Executed By: Marion Larkin
Recorded: August 13, 1999
Auditor's No: 199908130027



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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.