


AFTER RECORDING MAIL TO:

Sherri J. Parker  
513 W State Street  
Sedro Woolley, WA 98284

  
200807240057  
Skagit County Auditor  
7/24/2008 Page 1 of 3 11:22AM

CHICAGO TITLE CO.

**STATUTORY WARRANTY DEED**

Escrow No. 08060156NS  
Title Order No. IC45967 ✓

THE GRANTOR(S) Tim C. Herd and Shirley M. Herd, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Sherri J. Parker, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington:  
See Exhibit "A" attached hereto and by this reference made a part thereof.

Abbreviated Legal: (Required is full legal not inserted above) Ptn. Lot 18, SEDRO ACREAGE

Tax Parcel Number(s): P77008

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. IC45967 issued by Chicago Title Insurance Company, and set forth in Exhibit "B", attached hereto and by this reference made a part thereof.

Dated: July 18, 2008

Tim C. Herd  
Tim C. Herd

Shirley M. Herd  
Shirley M. Herd

2401  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 24 2008

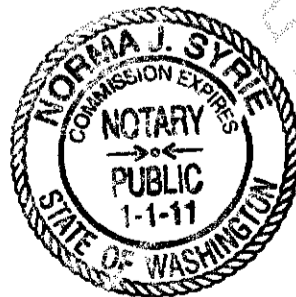
Amount Paid \$ 3048.80  
Skagit Co. Treasurer  
By Nam Deputy

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Tim C. Herd and Shirley M. Herd is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22nd day of July, 2008

Norma Jean Syrie  
Norma Jean Syrie  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 01/01/11



**EXHIBIT "A"**

The North 131 feet of the West One-Half of the East Two-Fifths of Lot 18, SEDRO ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County;

EXCEPT the East 5 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes in document recorded February 1, 1993 under Auditor's File No. 9302010008, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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**EXHIBIT "B"**

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
In favor of: Property adjacent to the South  
For: Access for road, water line, sewer, gas line and light and power line  
Affects: The West 12 feet of said premises

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 2, 1968  
Auditor's No(s): 711893, records of Skagit County, Washington  
In favor of: Charlie L. Ensley, a bachelor  
For: Ingress and egress  
Affects: The West 12 feet of said premises

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 18, 1969  
Auditor's No(s): 813747, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
For: Pipe or pipes, line or lines for the transportation of water  
Affects: The West 12 feet of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 21, 1975  
Auditor's No(s): 813747, 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: The West 5 feet of the West 12 feet of said premises

Liability to future assessments, if any, levied by City of Sedro Woolley.



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