

When recorded return to:

Mr. and Mrs. Corey Barnedt  
47786 Moen Road  
Concrete, WA 98237

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 95342



200809100050  
Skagit County Auditor

9/10/2008 Page 1 of 3 11:28AM

Statutory Warranty Deed

95342-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul Eldridge and Virginia L. Eldridge, who acquired title as Virginia R. Eldridge, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Corey Barnedt and Karen E. Barnedt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 13, Township 35, Range 8; Ptn. W1/2 SE

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P43821, 350813-0-015-0009, P43886, 350813-4-005-0003, P43824, 350813-0-018-0006

Dated 9-10-08

Paul Eldridge  
Paul Eldridge

Virginia L. Eldridge  
Virginia L. Eldridge

2937  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 10 2008

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 5434.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Paul Eldridge and Virginia L. Eldridge, 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: 9-10-08

[Signature]

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 11-11-11



**EXHIBIT A**

Parcel "A":

That portion of the Northwest ¼ of the Southeast ¼ and that part of Government Lot 8 in Section 13, Township 35 North, Range 8 East of the Willamette Meridian, lying between the new county road now designated as State Highway 20 and the Great Northern Railway and Puget Sound Sawmills & Shingle Company rights-of-way, bounded on the North by the said new county road, on the East by the Moen Road and on the South by the Great Northern Railway and Puget Sound Sawmills & Shingle Company rights-of-way;

EXCEPT the following described tract:

Beginning at an iron stake on the South margin of the said state highway which is South 41°18'00" East a distance of 1391.10 feet from an iron stake set and recognized by engineers as the center of Section 13, Township 35 North, Range 8 East of the Willamette Meridian; thence from beginning stake North 54°01'00" West a distance of 162.10 feet; thence South 55°59'00" West a distance of 16.80 feet; thence South 73°43'00" West a distance of 69.68 feet; thence South 17°30'00" East a distance of 266.87 feet; thence South 34°42'00" West a distance of 38.45 feet; thence South 30°07'00" East a distance of 102.23 feet; thence North 39°49'00" East a distance of 135.91 feet; thence South 62°31'00" East a distance of 388.67 feet, more or less, to the West boundary of the Moen Road; thence Northwesterly along the West boundary of the Moen Road to its intersection with the South boundary line of the new county road or state highway; thence Northwesterly along the South boundary line of said new county road or state highway to the point of beginning.

ALSO EXCEPT that portion thereof lying Northwesterly of the following described line:

Beginning at the intersection of the East and West centerline of said Section 13 with the centerline of the Great Northern Railway right-of-way through said Section; thence South 29°44' East along the centerline of said railroad a distance of 1,317.61 feet; thence at right angles, North 60°16' East a distance of 100 feet to the true point of beginning of said line; thence continue North 60°16' East to the Westerly line of a tract conveyed to Ross L. Blake et ux, by deed recorded October 23, 1969, under Auditor's File No. 732241, records of Skagit County, Washington; thence North 17°30' West to the Northwesterly corner of said tract; thence North 73°43' East a distance of 69.68 feet; thence North 55°59' East a distance of 16.8 feet to the Southwesterly margin of State Highway 20 and the end of said line.

Those portions of the following described Parcels "B" and "C" (Southwest ¼ of the Southeast ¼) Section 13, Township 35 North, Range 8 East, W.M..

Parcel "B":

A strip of land 50 feet in width lying parallel to and adjoining the Easterly line of the Great Northern Railway right of way and extending Southeasterly from the East and West centerline of Section 13, through Government Lot 4 and the Southeast ¼, a distance of 2.071 feet, all in Section 13, Township 35 North, Range 8 East, W.M., EXCEPT that portion thereof lying within the State Highway right of way as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938, under Auditor's File No. 305470 in Volume 175 of Deeds, page 303, records of Skagit County.

Parcel "C":

All that portion of Burlington Northern Inc. (former Great Northern Railway Company) railroad right of way, 100 feet in width, in the South ½ of Section 13, Township 35 North, Range 8 East, W.M., Skagit County, Washington, extending from the North line of Government Lot 4 Southeasterly to a line drawn at right angles from the centerline of said right of way located at a point 550 feet distant Southeasterly as measured along said centerline from the North line of Government Lot 8, being a portion of the property acquired from Clarence Rowley by deed dated January 10, 1900, and by deed from A.J. Jackman and Mary A. Jackman, his wife, dated January 15, 1900, as recorded in said Skagit County by deed recorded in Book 40, page 263 and 267, respectively.



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Exhibit B

Schedule "B-1"

**EXCEPTIONS:**

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company  
Dated: April 26, 1934  
Recorded: May 11, 1934  
Auditor's No.: 262113  
Purpose: "...electric transmission and distribution line...."  
Area Affected: A portion of Parcel "A"

Said easement includes prohibitions against blasting within 300 feet.

B. RESERVATION CONTAINED IN DEED:

Executed by: Burlington Northern Inc.  
Recorded: July 20, 1979  
Auditor's No.: 7907200047

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 1, 2007  
Auditor's No.: 200705010012

D. RESERVATION CONTAINED IN DEED:

Executed by: Linda R. Dubrin  
Recorded: April 7, 1994  
Auditor's No.: 9404070028

E. JUDGMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Relators: Roy Stidham and Willett Stidham (former owners)  
Respondents: Hugo Bauer and Paula Bauer  
Cause Number: 19653  
As Follows: "Therefore, it is hereby ordered, adjudged and decreed that respondents shall furnish water to relators, their heirs, executors, administrators and assigns through their private water system so long as relators, their heirs, executors, administrators and assigns pay respondents \$1.00 monthly in advance therefor and relators recover their costs."

The Company does not know the present status of the water system referenced in said judgment.



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