

When recorded return to:

Mr. and Mrs. Jeffrey L. Brooke
PO Box 1126
Mt. Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A96016



200901220071
Skagit County Auditor

1/22/2009 Page 1 of 2 11:50AM

Statutory Warranty Deed *A96016-1*
GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Richard S. Beck and Gloria Verda Schram, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jeffrey L. Brooke and Joanne M. Brooke, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 17, Township 34, Range 2; Ptn. SW & Gov. Lot 4 (aka Tract 1, Short Plat No. 18-89)

Tax Parcel Number(s): **P20384, 340217-0-016-0001**

Tract 1 of Skagit County Short Plat No. 18-89, as approved June 6, 1989, and recorded June 12, 1989, in Volume 8 of Short Plats, page 134, under Auditor's File No. 8906120058, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 and Government Lot 4 of Section 17, Township 34 North, Range 2 East, W.M..

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 1/18/2009

Richard S. Beck

Gloria Verda Schram

175
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2009

Amount Paid \$*8371.00*
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard S. Beck and Gloria Verda Schram, 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: 1-20-09

Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10/08/2009

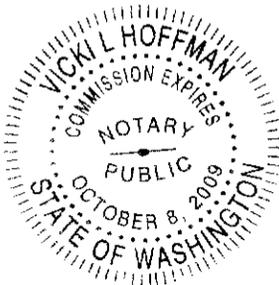


EXHIBIT A

EXCEPTIONS:

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

Short Plat No.: 18-89
Recorded: June 12, 1989
Auditor's No.: 8906120058

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual Septic Systems.
4. Water - Public Utility District No. 1.

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

Dated: July 18, 1989
Recorded: July 21, 1989
Auditor's No.: 8907210089
Executed By: Frederick L. Andrews and Barbara M. Andrews
Michael J. Felt and Suzanne Felt

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: August 31, 1989
Auditor's No.: 8908310111

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 6, 1989
Recorded: September 21, 1989
Auditor's No.: 8909210064
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: A 10 foot strip of land, the location of which the company is unable to determine.



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