When recorded return to: Dusan Per Tulach 3408 Old thou 99 N Recorded at the request of: **Skagit County Auditor** Guardian Northwest Title & Escrow File Number96809 3/30/2009 Page y Deed GL809-1 GUARDIAN NORTHWEST TITLE CO. Statutory Warranty Deed THE GRANTOR Amy Pierce, Personal Representative of the Estate of Kyle Gene Pierce, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dusan Per Tulach, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington. Abbreviated Legal: Section 20, Township 36, Range 4; Ptn. NW (aka Tract A, Short Plat No. 113-78) Tax Parcel Number(s): P49577, 360420-2-002-0509 Tract "A", of Skagit County Short Plat No. 113-78, approved February 8, 1979, and recorded in

Volume 3 of Short Plats, page 69, under Auditor's File No. 896437, records of Skagit County, Washington, being a portion of the Northwest ¼ of Section 20, Township 36 North, Range 4 East,

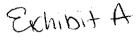
Subject to easement, restrictions or other exceptions hereto attached as Exhibit A

STATE OF WA

W.M..

872 Estate of Kyle Pierce SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX By: Amy E. Pierce, Personal Representative MAR 3 0 2009 Amount Paid \$ 3298.00 Skagit Co. Treasurer
By Wam Deputy STATE OF Washington COUNTY OF Skagit I certify that I know or have satisfactory evidence that is/are the person(s) who appeared before me, and said person(s) acknowledge that Svc signed this instrument, on eath stated is/are authorized to execute the instrument and acknowledge that as the to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Dated: 3-24-09 Notary Public in and for the State of WA HICKOR Residing at MH Vernor My appointment expires: _\-\-\\

2 3:49PM



Schedule "B-1"

EXCEPTIONS:

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Puget Sound Power & Light Company

Dated:

December 8, 1924

Recorded:

April 15, 1925

Auditor's No.:

182760, Volume 136 of Deeds, Page 176

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

Area Affected:

Over the East 1/2 of the West 1/2

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

Short Plat No .:

113-78

Auditor's No.:

896437

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.
- Short Plat number and date of approval shall be included in all deeds and contracts.
- Sewage Disposal Individual septic system.
- Water Individual well.

CONDITIONAL USE PERMIT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Issued By:

Skagit County Board of Adjustment

Dated:

July 10, 1975

Recorded:

March 29, 1982

Auditor's No.:

8203290017

Purpose:

Placement of a temporary mobile home

Affects:

Tracts "A" and "B" of the Short Plat

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: D.

Grantee:

Puget Sound Power & Light Company, a Washington

corporation

Dated:

August 4, 1989

Recorded:

September 18, 1989

Auditor's No.: Purpose:

8909180096 Electric transmission and/or distribution lines

Area Affected:

The Easterly 20 feet of said premises



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