

AFTER RECORDING MAIL TO:

DAWN L. CHAPLIN and DAVID M. CHAPLIN
PO BOX 808
CONWAY, WA 98238



200903310077

Skagit County Auditor

3/31/2009 Page 1 of 4 12:21PM

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Escrow No. 090304
Title Order No. 132775-P

THE GRANTOR(S) ROBERT W. SWANSON, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST AND ROBERT W. SWANSON AND KAREN SWANSON, HIS WIFE ON FEBRUARY 7, 2001, DATE OF ACQUIRING TITLE, AS TO AN UNDIVIDED ONE-HALF INTEREST

for and in consideration of Ten Dollars and other good and valuable consideration and as part of an I.R.C. Section 1031 tax-deferred exchange for the benefit of the grantor

in hand paid, conveys, and warrants to DAWN L. CHAPLIN and DAVID M. CHAPLIN, WIFE AND HUSBAND

the following described real estate, situated in the County of Skagit, State of Washington:

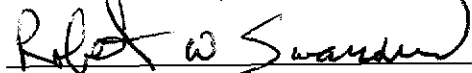
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

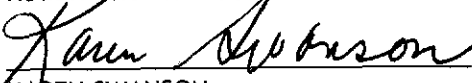
Abbreviated Legal: PTN SW 1/4 OF SE 1/4, PTN SE 1/4 OF SW 1/4, 31-33-4 E W.M.

Tax Parcel Number(s): 33043100250001 / P17351

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "B" and by this reference made a part hereof.

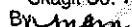
Dated: March 20, 2009


ROBERT W. SWANSON


KAREN SWANSON

884
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2009

Amount Paid \$ 5078.00
Skagit Co. Treasurer
By  Deputy

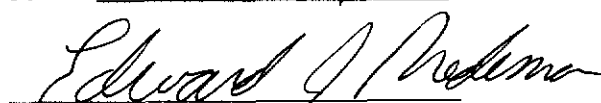
STATE OF Washington

) ss.

COUNTY OF ~~Skagit~~ SNOHOMISH

I certify that I know or have satisfactory evidence that ROBERT W. SWANSON and KAREN SWANSON 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: March 23, 2009



EDWARD J. MEDEMA

Notary Public in and for the State of Washington
residing at Shelton
My Commission Expires: 1-8-12



EXHIBIT "A"

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 189.0 feet North and 24.1 feet East of the South $\frac{1}{4}$ corner of said Section 31, the North and South centerline of said Section bears North $0^{\circ}24'$ West;
thence North $50^{\circ}12'$ West, 351.0 feet;
thence South 39° West, 540 feet to the South line of said Section 31;
thence North $89^{\circ}19'20''$ East 585.5 feet to the South $\frac{1}{4}$ corner of said Section 31;
thence North $7^{\circ}20'$ East 190.6 feet to the point of beginning.

TOGETHER WITH that portion of said Section 31 as conveyed to Robert W. Swanson by Quit Claim Deed dated July 20, 2005, recorded November 21, 2005, under Auditor's File No. 200511210116, records of Skagit County, Washington, more fully described as follows:

Those portions of the property described in Statutory Warranty Deed to William H. Swanson recorded under Auditor's File No. 9312030016, lying Southerly of the following described line:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M.;
thence North $00^{\circ}20'15''$ East along the East line of said subdivision, a distance of 289.17 feet to the initial point of this line description;
thence South $85^{\circ}49'31''$ West, a distance of 200.37 feet;
thence North $49^{\circ}30'03''$ West, a distance of 245.15 feet to the intersection with a line projected North $33^{\circ}04'29''$ East from a point on the South line of said Section 31 which lies North $89^{\circ}56'55''$ West, a distance of 666.67 feet from the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31 and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities, over and across a strip of land 60 feet in width as granted by instruments recorded February 11, 1982, and February 26, 1982, under Auditor's File Nos. 8202110057 and 8202260049, records of Skagit County, Washington.

EXCEPT that portion of said Section 31 as conveyed to William H. Swanson by Quit Claim Deed dated October 19, 2005, recorded November 21, 2005, under Auditor's File No. 200511210115, records of Skagit County, Washington, more fully described as follows:

That portion of the property described in Statutory Warranty Deed to William H. Swanson recorded under Auditor's File No. 200102070058, lying Northerly of the following described line:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M.;
thence North $00^{\circ}20'15''$ East along the East line of said subdivision, a distance of 289.17 feet to the initial point of this line description;
thence South $85^{\circ}49'31''$ West, a distance of 200.37 feet;
thence North $49^{\circ}30'03''$ West, a distance of 245.15 feet to the intersection with a line projected North $33^{\circ}04'29''$ East from a point on the South line of said Section 31 which lies North $89^{\circ}56'55''$ West, a distance of 666.67 feet from the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.



200903310077
Skagit County Auditor

EXHIBIT "B"

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission and distribution line, together with right of ingress and egress and subject to covenant against blasting within 300 feet of said line
In Favor Of: Puget Sound Power and Light Company, a corporation
Recorded: January 2, 1931
Auditor's No.: 239953, in Volume 156 of Deeds, page 340
Affects: Portion of the East ½ of the Southwest ¼ and other property

A release of all present and future damages in favor of Drainage District No. 17 of Skagit County, Washington, incurred or to be incurred by reason of the construction, operation, maintenance and reconstruction of a drainage ditch right-of-way and accessories and by reason of overflow therefrom dated February 15, 1936 and recorded March 3, 1936 under Auditor's File No. 276775, in Volume 169 of Deeds, page 61.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Exact location not described
Dated: December 4, 1992
Recorded: October 7, 1993
Auditor's No.: 9310070106

COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: November 21, 2005
Auditor's File No.: 200511210115
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

Reserving an easement for ingress, egress and utilities over, under and through a strip of land 20 feet wide lying Southerly of, adjacent to and contiguous with the East 50 feet of the above described line, dated July 20, 2005, recorded November 21, 2005, under Auditor's File No. 200511210116.
(Affects that portion of subject property)



200903310077
Skagit County Auditor

EXHIBIT "B"

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Robert W. Swanson
Recorded: April 13, 2004
Auditor's File No.: 200404130007
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 16, 2005
Auditor's File No.: 200511160005



200903310077
Skagit County Auditor