

When recorded return to:

James O. Spane
1901 Forest Ridge Place
Mount Vernon, WA 98273



200906160076
Skagit County Auditor

6/16/2009 Page 1 of 2 3:18PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A97318

Statutory Warranty Deed

A 97318-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph Andrews and Jenny Andrews, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James O. Spane, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 3, Township 34, Range 2; Ptn. SE SE

Tax Parcel Number(s): P19788, 340203-4-024-0009

That portion of the Southeast ¼ of the Southeast ¼ of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 495 feet; thence East 330 feet; thence South 495 feet; thence West 330 feet to the point of beginning.

TOGETHER WITH an easement for road purposes over and across the following described tract:

Beginning at the intersection of the South line of the County road running Easterly and Westerly through said subdivision, and the West line of the Southeast ¼ of the Southeast ¼ of said Section 3; thence South to a point 495 feet North of the South line of said subdivision; thence East 15 feet; thence North to the South line of the County road; thence West along the South line of the County road to the point of beginning.

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

Dated 6/01/2009

Joseph Andrews
Joseph Andrews

Jenny Andrews
Jenny Andrews

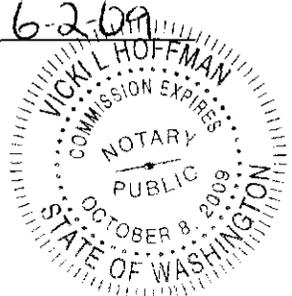
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1740
JUN 16 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3849.⁸⁰
Skagit Co. Treasurer
By *mm* Deputy

I certify that I know or have satisfactory evidence that Joseph Andrews and Jenny Andrews, 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: 6-2-09



Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 12, 1946
Recorded: March 11, 1947
Auditor's No.: 401917
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;
Location: As constructed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: July 20, 1954
Recorded: August 4, 1954
Auditor's No.: 504778
Purpose: Laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and repair of one or more pipe lines
Area Affected: As constructed

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company, a Delaware corporation
Dated: December 17, 1963
Recorded: January 10, 1964
Auditor's No.: 645279
Purpose: Pipe line
Area Affected: As constructed

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners
Dated: October 15, 2004
Recorded: October 22, 2004
Auditor's No.: 200410220013
Purpose: Ingress, egress and utilities
Area Affected: As constructed

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 6, 2000
Auditor's No.: 200011060075
Affects: Adjacent property on North and East

Said matters include but are not limited to the following:

1. Location of fence, house and driveway



200906160076
Skagit County Auditor