

When recorded return to:

Michael S. Miller
1375 E. Fairhaven
Burlington, WA 98233

Recorded at the request of:

File Number: 98349



200909300169
Skagit County Auditor

9/30/2009 Page 1 of 3 4:15PM

Statutory Warranty Deed

THE GRANTOR Noretap, a Washington general partnership for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael S. Miller, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 12, Township 35, Range 5; Ptn. NW NW (aka Tract 31)

98349-1

Tax Parcel Number(s): **P38905, 350512-2-001-0021**

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 35 North, Range 5 East, W.M.. (Also known as Tract 31 of that Survey recorded on October 23, 1989, in Volume 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031, records of Skagit County, Washington.)

TOGETHER WITH a 60 foot wide easement for ingress, egress and utilities as described in an instrument titled Declaration of Easement, Covenants and Road Maintenance Agreement recorded February 21, 1989, under Auditor's File No. 8902210090, and amended October 23, 1989, under Auditor's File No. 8910230016, records of Skagit County, Washington.

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

* The Grantor hereby releases any and all mineral rights they have contained in the Mineral Reservation recorded in Skagit County under Auditor File No. 8810110042 on the above referenced property.

Dated 9/29/2009

Noretap, a Washington General Partnership
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

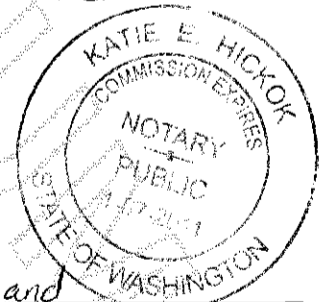
3010

By: Ronald Schultz, Partner

By: Peter J. Poeschel, Partner

SEP 30 2009

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By fn Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald Schultz and Peter J. Poeschel is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Partners of Noretap to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-29-09

Katie E. Hickok

Notary Public in and for the State of WA
Residing at M+Vernon
My appointment expires: 1-7-11

Exhibit A

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit County
Recorded: February 24, 1953
As Follows: 359932

"Reserving all roads and railroad grades, if any."

(Affects the subject property and other property)

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 17, 1986
Recorded: November 18, 1986
Auditor's No.: 8611180010
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: Various strips of land

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Noretap, a General Partnership
Recorded: October 11, 1988
Auditor's No.: 8810110042
As Follows:

Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A" pages 1 through 9.

TOGETHER WITH the right to the use of such part of the surface as may be reasonable necessary for the purpose of exploring for (by geological, geophysical or other methods) drilling for, mining, extracting and removing the same, provided however, that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.



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D. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT:

Dated: February 17, 1989
Recorded: February 21, 1989
Auditor's No.: 8902210090
Executed By: Noretap, a Washington General Partnership, consisting of Peter J. Poeschel and Ronald Schultz

Said Easement was modified and partially rerecorded under Auditor's File No. 8910230016.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bacus Hill Water
Dated: June 18, 2007
Recorded: June 18, 2007
Auditor's No.: 200706180145
Purpose: Access and utilities
Area Affected: A 60 foot wide strip of land

(Affects Tracts 30, 31, 32, 33, 71, 72, 73 and 74)

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 7, 2007
Recorded: August 20, 2007
Auditor's No.: 200708200174
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel

(Affects Tracts 31, 32, 70, 71, 72, 73 and 74)



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