



200911060055

Skagit County Auditor

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2 11:42AM

When recorded return to:

Mr. and Mrs. Ben Hartman

8038 Farm to Market Rd
Bow, WA 98232

Recorded at the request of:

File Number: 98500

Statutory Warranty Deed

98500-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert D. Gunderson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin R. Hartman and Melanie P. Hartman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35, Range 3; Ptn. NE NE - See Attached for Complete Legal

Tax Parcel Number(s): P34420, 350317-1-001-0004

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of the County Road along the East side of the Northeast 1/4 of the Northeast 1/4, 20 feet South of the North line of said Northeast 1/4 of the Northeast 1/4; thence West to a point 720 feet East of the West line of the Northeast 1/4 of the Northeast 1/4; thence South to the North line of a drainage ditch running Easterly and Westerly through said subdivision, said point being 1486.38 feet, more or less, North of the South line of the Northeast 1/4 of Section 17; thence Easterly along the North line of said ditch to a point 86 feet West of the East line of said Northeast 1/4 of the Northeast 1/4; thence North parallel with the East line of said Northeast 1/4 of the Northeast 1/4 to a point 24 rods South of the North line of the Northeast 1/4 of the Northeast 1/4; thence East to the West line of the County Road; thence North along the West line of the County Road to the point of beginning.

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

Dated 11-5-09

Robert D. Gunderson
Robert D. Gunderson

3417
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 06 2009

Amount Paid \$ 6235.00
Skagit Co. Treasurer
By AMM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert D. Gunderson, 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: 11-6-09

Karen Hill
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 7, 1927
Recorded: July 1, 1927
Auditor's No. 205380 (Vol. 143 Pg 564)
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: A strip of land the width of which is undisclosed near the North line of the Northeast 1/4 of the Northeast 1/4 of said Section

Said easement contains covenants against blasting within 300 feet of said line.

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Robert Gunderson
Recorded: August 18, 1988
Auditor's No: 8808180011

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Robert D. Gunderson
And: Skagit County
Dated: May 13, 1993
Recorded: May 13, 1993
Auditor's No: 9305130114
Regarding: On-Site Sewage System Status



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