



201003180082

Skagit County Auditor

3/18/2010 Page

1 of

2 2:02PM

When recorded return to:

Robert James Miller and Carol Yee Chi Cheung
20 Ficus Path Palm Springs
Yuen Long Nt Hong Kong,

Recorded at the request of:

File Number: A99274

Statutory Warranty Deed

A99274 -

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ron Paulk and Christine Paulk, also appearing of record as Marie Christine Paulk, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert James Miller and Carol Yee Chi Cheung, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 27, Township 35, Range 1; Ptn. NW NW (aka Lot A & Ptn. Lot B, Short Plat No. Ana 96-001)

Tax Parcel Number(s): P95985, 350127-2-004-0603

Lot A and the West 1/2 of Lot B, Anacortes Short Plat No. 96-001 (Revised) approved December 1, 1997, recorded December 3, 1997 in Volume 13 of Short Plats, page 60, and recorded under Auditor's File No. 9712030049, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 1 East, W.M..

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

Dated 3/11/2010

Ron Paulk

Christine Paulk

689
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 18 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 14,227.20
Skagit Co. Treasurer
By J. Nam Deputy

I certify that I know or have satisfactory evidence that Ron Paulk and Christine Paulk, 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: 3-17-10

Vicki L Hoffman
Notary Public in and for the State of
Residing at Anacortes
My appointment expires: 10-8-13

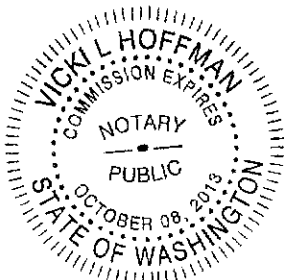
Washington

EXHIBIT A

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 24, 1996
Recorded: August 21, 1996
Auditor's No: 9608210030
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

Affects:

Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted, and or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: On the West 10 feet of the North 70 feet of the above described property.

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

Short Plat No.: 90-004
Recorded: December 19, 1990
Auditor's No: 9012190015

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

Short Plat No.: ANA-96-001
Recorded: December 3, 1997
Auditor's No: 9712030049



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