



201004290025
Skagit County Auditor

4/29/2010 Page 1 of 4 11:00AM

When recorded return to:

Kirk Campbell and Susan Musselman
P.O. Box 2469
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 99458

Statutory Warranty Deed

99458

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Sabine Financial Services, Inc., a Delaware Corporation, and John O'Regan and Diana O'Regan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kirk Campbell and Susan Musselman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 28, Township 33, Range 4; Ptn. NW NW (aka Tract A Short Plat No. 34-77)

Tax Parcel Number(s): P17401, 330428-2-003-0149

Tract A of Skagit County Short Plat No. 34-77, approved June 13, 1977 and recorded June 14, 1977 under Auditor's File No. 858324 in Volume 2 of Short Plats, page 70, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 33 North, Range 4 East, W.M..

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

Dated April 15, 2010

Sabine Financial Services, Inc.

By: Andre Souang, Authorized Agent

John O'Regan

Diana O'Regan

1175
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2010

Amount Paid \$ 3596.15
By Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF San Juan } SS:

I certify that I know or have satisfactory evidence that Andre Souang is/are the person(s) who appeared before me, and said person(s) acknowledge that HE signed this instrument, on oath stated He is/are authorized to execute the instrument and acknowledge that as the President of Sabine Financial Services Inc to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-15-2010

Kathleen Knutson

Notary Public in and for the State of Washington
Residing at Eastsound
My appointment expires: 10-27-2013



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Kirk Campbell and Susan Musselman
P.O. Box 2469
Mount Vernon, WA 98273

Recorded at the request of:

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

Dated 4-15-2010

Sabine Financial Services, Inc.

By: Andre Souang, Authorized Agent

Diana O'Regan
Diana O'Regan

John O'Regan
John O'Regan

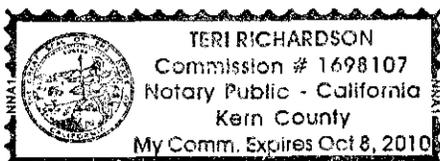
STATE OF California
COUNTY OF San Luis Obispo } SS:

I certify that I know or have satisfactory evidence that John and Diana O'Regan is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated 15th April 2010 is/are authorized to execute the instrument and acknowledge that as the _____ of _____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-15-2010

Teri Richardson

Notary Public in and for the State of California
Residing at Cambria
My appointment expires: Oct 8th 2010



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Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: March 25, 1957
Auditor's No.: 549146
Purpose: Oil Pipe Line
Area Affected: A 60 foot wide portion of the subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company
Recorded: November 2, 1963
Auditor's No.: 644541
Purpose: Oil Pipe Line
Area Affected: A 60 foot wide portion of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company
Dated: November 21, 1972
Recorded: December 20, 1972
Auditor's No.: 778402
Purpose: Pipeline
Area Affected: Portion of subject property

D. RESERVATION CONTAINED IN DEED

Executed by: English Lumber Company
Recorded: June 17, 1912
Auditor's No.: 91812
As Follows: "All coal, minerals, mineral ores.....oil or gas."

E. RESERVATION CONTAINED IN DEED

Executed by: English Lumber Company
Recorded: June 17, 1912
Auditor's No.: 91812
As Follows: "Reserving....a road, a strip of land 20 feet in width off the North side and a strip of land 20 feet in width off the East side.



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

Short Plat No.: 34-77
Recorded: June 14, 1977
Auditor's No.: 858324

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic system.
4. Water – Individual well.



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