



201005190073  
Skagit County Auditor

5/19/2010 Page 1 of 3 3:49PM

When recorded return to:

Robert S. Hutchison and Michelle R. Hutchison  
450 Carter Street  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 99504

### Statutory Warranty Deed

99504-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Winnifred M. Rohweder, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert S. Hutchison and Michelle R. Hutchison, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tracts 3 and 4, "KNOWLTON'S FIRST ADDITION"

Tax Parcel Number(s): P66259, 3936-000-004-0009

The South 1/2 of Tract 3 and the North 1/2 of Tract 4, "KNOWLTON'S FIRST ADDITION", as per plat recorded in Volume 7 of Plats, page 59, records of Skagit County, Washington.

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

Dated May 14, 2010

Winnifred M. Rohweder by [Signature] P.O.A.  
Winnifred M. Rohweder

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
1423  
MAY 19 2010

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2408.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Winnifred M. Rohweder, 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: 5-17-10

[Signature]

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

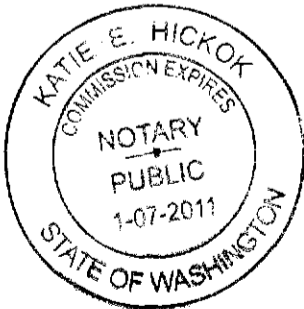


Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: August 28, 1925  
Recorded: December 2, 1925  
Auditor's No.: 189530, Volume 138, Page 277  
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;  
Affects: The exact location of said easement is not disclosed on the record

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: December 27, 1955  
Recorded: December 28, 1955  
Auditor's No.: 529243  
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;  
Affects: Portion of subject property

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



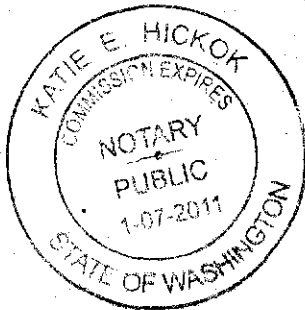
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STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 17<sup>th</sup> day of May, 19 2010, before me personally appeared Marilyn F. Hutchison who is known to be the individual who executed the foregoing instrument as Attorney in Fact for Winnifred M. Rohweder and acknowledged that (he/she) signed the same as (higher) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Katie E. Hickok

Notary Public in and for the State of Washington,  
residing at MT Vernon

My appointment expires 1-7-11



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