

When recorded return to:

Todd D Smith
9645 Padilla Heights Road
Anacortes, WA 98221



201008060112
Skagit County Auditor

8/6/2010 Page 1 of 4 4:01PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00142-10

Grantor: Gary Glen Falkner and Sara Falkner
Grantee: Todd D Smith

Tax Parcel Number(s): 340203-4-006-0001 P19767

Abbreviated Legal:

Ptn NW 1/4 SE 1/4 & Ptn 1/4 SW 1/4 SE 1/4, 3-34-2 EWM

LAND TITLE OF SKAGIT COUNTY
137105.002

Statutory Warranty Deed

THE GRANTORS Gary Glen Falkner and Sara Falkner, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Todd D Smith, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NW 1/4 SE 1/4 & Ptn 1/4 SW 1/4 SE 1/4, 3-34-2 EWM

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B-1 ATTACHED

Tax Parcel Number(s): 340203-4-006-0001 P19767

Dated August 5, 2010

Gary Glen Falkner

Sara Falkner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2396
AUG 06 2010

Amount Paid \$ 3921.00
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

Notary Public
State of Washington
SHARON GARRARD
LICENSE NO. 76782
MY COMMISSION EXPIRES
FEBRUARY 10, 2014

I certify that I know or have satisfactory evidence that Gary Glen Falkner and Sara Falkner are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 5, 2010

Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2/10/2014

Schedule "A-1"

137105-OA

DESCRIPTION:

PARCEL "A":

The West 8 rods of the South 35 rods of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and the West 8 rods of the North 7 rods of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ all in Section 3, Township 34 North, Range 2 East, W.M., EXCEPT road along the South line thereof, AND EXCEPT that portion, if any, lying North of a line which is parallel to and 5 rods South of the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 20 feet of the following described property:

The West $\frac{1}{2}$ of the South 35 rods of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the West $\frac{1}{2}$ of the North 7 rods of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 34 North, Range 2 East, W.M., EXCEPT the West 8 rods thereof, EXCEPT County roads, AND EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the South $\frac{1}{4}$ corner of said Section 3;
thence North $0^{\circ}31'38''$ East 1,217.4 feet;
thence South $89^{\circ}28'22''$ East, 134 feet;
thence North $0^{\circ}31'38''$ East 481.60 feet, to the true point of beginning;
thence South $89^{\circ}52'22''$ East 200 feet;
thence North $0^{\circ}31'38''$ East 200 feet;
thence North $89^{\circ}52'22''$ West, 200 feet;
thence South $0^{\circ}31'38''$ West, 200 feet to the true point of beginning,

EXCEPT that portion thereof lying within the North 82.5 feet of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
 Purpose: Water pipe line with the right to lay, maintain and operate said line
 Area Affected: A 20 foot strip being 10 feet on each side of the following described centerline: Beginning at a point on the East line of the above described tract of land and 115 feet South of the Northeast corner thereof; thence Westerly, and parallel to the North line of said tract, 138 feet, more or less, to the West line of the above described tract of land.
 Dated: August 21, 1956
 Recorded: August 22, 1956
 Auditor's No.: 540404
 (Affects Parcel "A")

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation, a corporation
 Purpose: Pipe line
 Area Affected: A 50 foot strip
 Dated: July 13, 1954
 Recorded: August 4, 1954
 Auditor's No.: 504775
 (Affects Parcel "A")

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Olympic Pipe Line Company, a corporation
 Purpose: Pipe line
 Area Affected: Location undisclosed
 Dated: December 16, 1963
 Recorded: January 30, 1964
 Auditor's No.: 646050
 (Affects Parcel "A")

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Right to construct, maintain, repair, replace and enlarge guy wires and anchors
 Area Affected: The West 5 feet of the South 10 feet of Parcel "A"
 Dated: December 22, 1982
 Recorded: February 3, 1983
 Auditor's No.: 8302030036



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EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
 Purpose: Oil pipe line
 Area Affected: A 50 foot strip right of way of undisclosed location
 Dated: July 13, 1954
 Recorded: August 4, 1954
 Auditor's No.: 504774
 (Affects Parcel "B")

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Olympic Pipe Line Company
 Purpose: For oil pipelines
 Area Affected: Undisclosed location
 Dated: December 18, 1963
 Recorded: January 10, 1964
 Auditor's No.: 645283
 (Affects Parcel "B")

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: One line of poles
 Area Affected: South 20 feet of Parcels "A" and "B"
 Dated: August 4, 1989
 Recorded: September 18, 1989
 Auditor's No.: 8909180089
 (Affects Parcel "B")

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
 Purpose: A grant of easement to survey, clear, excavate, lay, construct, maintain, inspect, operate, protect, repair, replace, alter, change the size of or more a pipeline or pipelines and appurtenances thereto for the transportation of oil, gas and the products thereof
 Area Affected: A strip of land 50.0 feet in width extending from the East line of the above described property to the North line thereof.
 Dated: November 19, 1991
 Recorded: November 27, 1991
 Auditor's No.: 9111270049



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