

When recorded return to:  
Colleen Granfors  
1213 S. Walnut  
Burlington, WA 98233



201008310081  
Skagit County Auditor

8/31/2010 Page 1 of 6 2:03PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011444

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward Pearson, a single person and Kathleen Oldow, also known as Kathleen Pearson, a single person

for and in consideration of Five Hundred Seventy Five Thousand And No/100 Dollars (\$575,000.00) Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys, and warrants to Colleen M. Granfors, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: PTN SE Sec 32, T35N, R3E W.M. SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF

Tax Parcel Number(s): P112991 350332-4-012-0200, P35275 350332-4-005-0005

Subject to: Restrictions, Reservations and Easements of Record.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 26, 2010

Edward Pearson  
Edward Pearson

See counter part  
Kathleen Oldow

2648  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 31 2010

Amount Paid \$ 10,240.00  
Skagit Co. Treasurer  
By fn Deputy

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Dated: August 26, 2010

\_\_\_\_\_  
Edward Pearson

*Kathleen Oldow*  
\_\_\_\_\_  
Kathleen Oldow



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STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of KITITAS

I certify that I know or have satisfactory evidence that

EDWARD PEARSON

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/27/10

Name:

Notary Public in and for the State of Washington,

Residing at: Yakima, WA

My appointment expires: 11-19-10



State of Washington

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name:

Notary Public in and for the State of Washington,

Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_



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STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

KATHALEEN OLDSW  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: August 30 2010

Marcie K. Paleck

Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012

Residing in Mount Vernon, WA



State of Washington

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of Washington,

Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_



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**EXHIBIT "A"**  
Legal Description

**Order No.: 620011444**

**For APN/Parcel ID(s): P112991, P35275, 350332-4-012-0200 and 350332-4-005-0005**

**PARCEL A:**

The South Half of the South Half of the East Half of the Northwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

**PARCEL B:**

That portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described subdivision;  
thence North 89°02'39" East 508.70 feet along the North line of said Subdivision to the Northwest corner of Lot A, Skagit County Short Plat No. 96-011, approved July 3, 1996 and recorded July 19, 1996 in Volume 12 of Short Plats, page 122, records of Skagit County, Washington;  
thence South 0°43'48" East 416.38 feet along the Westerly line of said Lot A;  
thence South 89°02'39" West 507.17 feet parallel with the North line of said subdivision to the West line of said East Half of the Southwest Quarter of the Southeast Quarter;  
thence North 0°56'26" West 416.37 feet along said West line of the point of beginning.

**PARCEL C:**

An easement for ingress, egress and utilities over, under and across a portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian, being 10.00 feet on the left and right of the following described centerline:

Commencing at the Southwest corner of the Southeast Quarter of Section 32 (South Quarter corner);  
thence North 88°57'35" East 1128.13 feet along the South line of said Southeast Quarter to the true point of beginning of said line description;  
thence North 0°32'38" West 293.84 feet;  
thence North 6°45'14" East 174.66 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 100.00 feet through a central angle of 38°17'32", an arc distance of 66.83 feet to a point of reverse curvature;  
thence along the arc of said curve to the left having a radius of 100.00 feet through a central angle of 85°27'31", an arc distance of 149.15 feet to a point of reverse curvature;  
thence along the arc of said curve to the right having a radius of 100.00 feet through a central angle of 39°40'57", an arc distance of 69.26 feet to a point of tangency;  
thence North 0°43'48" West 177.00 feet parallel with and 10.00 feet Westerly (as measured perpendicular) of the Westerly line of Lot A, Skagit County Short Plat No. 96-011, approved July 3, 1996 and recorded July 16, 1996 in Volume 12 of Short Plats, page 122, records of Skagit County, Washington, to the South line of the above described Boundary Line Adjustment Parcel and being the terminus of said centerline;

EXCEPT Road.

Situated in Skagit County, Washington

Exhibit Page - Commitment Legal  
SSCORPD0286.doc / Updated: 06.08.10

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WA-CT-FNRV-620019-620011444



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## EXHIBIT "B"

### Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: September 22, 1998  
Auditor's No(s): 9809220015, records of Skagit County, Washington  
Executed By: Stennar Thorson and Crystal Thorson  
As Follows: All construction and maintenance costs associated with improvements on said easement shall be born solely by the Grantees, their successors or assignees. At such time as the Grantors, their successors and assignees, commence use of the easement as primary access to a residence located on the burdened parcel, Grantors, their successors or assignees, shall contribute a pro rate share of construction costs paid by Grantees, their successors or assigns for that portion of road surface used by Grantors for access to such residence
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 13, 1982  
Auditor's No(s): 8207130029, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 30, 2004  
Auditor's No(s): 200411300131, records of Skagit County, Washington  
In favor of: Port of Skagit County  
For: Avigation
4. Terms, conditions, and restrictions of that instrument entitled Notice of Airport Noise and Overflight Effects;  
Auditor's No(s): 200903050091, records of Skagit County, Washington

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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8/31/2010 Page

6 of

6 2:03PM