

POOR ORIGINAL



201009210065
Skagit County Auditor

9/21/2010 Page 1 of 4 12:14PM

When recorded return to:
Jonah M. Leason and Ann D. Leason
P.O. Box 2829
Mount Vernon, WA 98273

Recorded at the request of:
Land Title Company
File Number: 1100352
LAND TITLE OF SKAGIT COUNTY
137396-0

Statutory Warranty Deed

THE GRANTOR Kelly W. Grant, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonah M. Leason and Ann D. Leason, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NE 1/4 of NW 1/4, 14-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P21942, 340314-2-002-0005

Dated 9-15-10

Kelly W. Grant
Kelly W. Grant

28606
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
SEP 21 2010
Amount Paid \$ 2488.10
By CM
Skagit County Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kelly W. Grant, 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: 9-16-10

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011



EXHIBIT A

DESCRIPTION:

That portion of the Northeast ¼ of the Northwest ¼ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest ¼ of Section 14;
Thence South 88°20'02" East along the North line of said Northwest ¼, a distance of 1,546.70 feet;
Thence South 0°58'27" West, a distance of 30 feet to the South line of the Anacortes-Mount Vernon Highway and the true point of beginning of this description;
Thence from said true point of beginning continue South 0°58'27" West, a distance of 146.5 feet to the North line of that certain tract conveyed to the State College of Washington by deed dated December 8, 1955, and recorded under Auditor's File No. 529707, records of said County;
Thence South 88°20'02" East along the North line of said State College Tract, a distance of 290.04 feet to the center of a slough;
Thence South 41°19'18" East, a distance of 240.92 feet to a point that is 9 feet due East of the East line of the West ½ of the Northeast ¼ of the Northwest ¼;
Thence North 0°59'56" East along a line parallel to and 9 feet East of the East line of the West ½ of the Northeast ¼ of the Northwest ¼ to the South line of the Anacortes-Mount Vernon Highway;
Thence Westerly along the South line of said Highway right of way to the true point of beginning,

EXCEPT Drainage District No. 19 right of way. (Also known as Parcel "B" of that certain Survey recorded November 20, 1974 in Book 1 of Surveys, page 114, under Auditor's File No. 810287).

Situate in the County of Skagit, State of Washington.



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Exhibit B

Schedule "B-1"

137396-O

EXCEPTIONS:

- A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress and egress
In Favor Of: State College of Washington
Dated: December 8, 1955
Recorded: January 9, 1956
Auditor's No.: 529707
Affects: Approximately the East 12 feet of the West 143.87 feet of the subject property

- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Construction, maintaining, repairing and replacing a pipeline
In Favor Of: Olympic Pipeline Company
Dated: December 6, 1963
Recorded: January 7, 1964
Auditor's No.: 645099

- C. The right to lay, maintain, etc., an additional pipeline over and across existing pipeline was granted to Olympic Pipeline Company, by instrument dated December 8, 1972, recorded December 20, 1972, under Auditor's File No. 778408.

- D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Orville T. Rasmussen & Josephine V. Rasmussen, R. A. Benedict and Maggie O. Benedict
And: Olympic Pipe Line Company, a Delaware corporation
Dated: December 6, 1963
Recorded: December 2, 1972
Auditor's No.: 778408
Providing: For additional pipe line

- E. MATTERS DISCLOSED BY RECORD OF SURVEY, AFFECTING THE SUBJECT PROPERTY:

Recorded: November 5, 1973
Volume: 1 of Surveys
Page: 22
Auditor's No.: 792908

- F. MATTERS DISCLOSED BY RECORD OF SURVEY, AFFECTING THE SUBJECT PROPERTY:

Recorded: November 20, 1974
Volume: 1 of Surveys
Page: 114
Auditor's No.: 810287



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Schedule "B-1"

137396-O

EXCEPTIONS CONTINUED:

G. THE AFFECT OF DRAINAGE DISTRICT NO. 19 OVER A STRIP OF LAND 40 FEET IN WIDTH OVER A PORTION OF SAID LAND AS DELINEATED IN THAT RECORD OF SURVEY:

Recorded: November 20, 1974
Volume: 1 of Surveys
Page: 114
Auditor's No.: 810287

H. ANY ADVERSE CLAIM BY REASON OF ANY CHANGE IN THE LOCATION OF THE BOUNDARY OF SAID PREMISES WHICH MAY HAVE RESULTED FROM ANY CHANGE IN THE LOCATION OF THE RIVER OR ITS BANKS OR WHICH MAY RESULT FROM SUCH CHANGE IN THE FUTURE:

River: Slough

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines
Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point on the North line of said property that is approximately 170 feet West of the Northeast corner thereof; thence South to the property line and its terminus
Recorded: September 17, 1991
Auditor's No.: 9109170088



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