

When recorded return to:

Mr. and Mrs. Jerry L. McAdow
23792 Prairie Road
Sedro Wooley, WA 98284

201009300083
Skagit County Auditor
9/30/2010 Page 1 of 4 1:56PM

Filed for Record at Request of:
North Sound Escrow, LLC
Escrow Number: 110135-SB

Statutory Warranty Deed

Grantors: Donna King
Grantee: Jerry L. McAdow and Angela J. McAdow

GUARDIAN NORTHWEST TITLE CO.
9A625

THE GRANTOR Donna King, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerry L. McAdow and Angela J. McAdow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 25, Township 36, Range 4; ptn NE NE , records of Skagit County, Washington.

Tax Parcel Number(s): P104959

Legal description attached hereto and made a part hereof by Schedule "C"

Covenants, conditions and restrictions of title, as attached by Schedule "B-1"

Dated September 21, 2010

Donna King
Donna King

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2999

SEP 30 2010

Amount Paid \$ 5460.70
Skagit Co. Treasurer
By mm Deputy

STATE OF California }
COUNTY OF Monterey } SS:

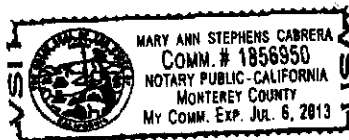
I certify that I know or have satisfactory evidence that Donna King

is/are the person(s) 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.

Dated: 9-28-2010

Mary Ann Stephens Cabrera

Notary Public in and for the State of California
Residing at 214 N. Main St Salinas, CA 93901
My appointment expires: July 6, 2013



Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said Section 25; thence Easterly along the North line of said Section 25 a distance of 1,289.0 feet to the point of intersection with the Burlington Northern & Santa Fe Railroad Company's (formerly Northern Pacific Railway Company's) Seattle to Sumas, Washington Branch Line Main Track centerline, as now located and constructed; thence continuing Easterly along said North line to the point of intersection with a line drawn parallel with and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline; said point being the true point of beginning of the parcel to be described; thence continuing Easterly along said North line to a point of intersection with a line drawn parallel to and distant 150.00 feet Easterly of, as measured at right angles to said Main Track centerline, said point along being South 89 degrees 58'03" West a distance of 1,224.69 feet, more or less, from the Northeast corner of Section 25, and also the Northwest corner of a tract conveyed to James C. Burress, et ux, by deed recorded July 18, 1986, under Auditor's File No. 8607180068; thence South 01 degrees 33'02" West, along the East margin of the railroad property, a distance of 270.10 feet to the Southwest corner of said Burress Tract; thence North 89 degrees 58'03" East, along the South line of said Burress Tract a distance of 229.88 feet; thence South 01 degrees 33'02" West a distance of 858.13 feet to a point 169.2 feet North of and parallel to the South line of said Northeast 1/4 of the Northeast 1/4 of Section 25; thence North 89 degrees 45'58" West, along a line that is 169.2 feet North of and parallel to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 25, a distance of 314.64 feet to the West line of said Northeast 1/4 of the Northeast 1/4; thence North 00 degrees 39'00" East, along said West line, a distance of 240.20 feet to the Southerly line of a tract conveyed to the Northern Pacific Railway Company by deed recorded June 5, 1913 in Volume 92 of Deeds, page 200, under Auditor's File No. 96947; thence North 88 degrees 26'58" West, along said Southerly line, to a point of intersection with a line drawn parallel to and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline; thence Northerly along said line to the true point of beginning.



201009300083

Skagit County Auditor

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: C. E. Bingham, et ux, et al
Recorded: June 5, 1913
Auditor's Nos: 96947 and 96948
For: Water pipeline for farm purposes
Affects: A portion of the subject property

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Melvin G. Stueve and Eleanor Stueve
And: Billie Hanna
Dated: September 10, 1986
Recorded: October 22, 1986
Auditor's No: 8610220049
Regarding: Right to use water from an existing well

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: April 4, 1994
Recorded: April 25, 1994
Auditor's No: 9404250171
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion of subject property

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Charles Cruse
Recorded: February 19, 1999
Auditor's No: 9902190083
Regarding: Low Flow Mitigation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

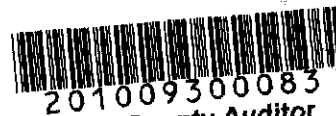
E. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Charles J. Cruse and Patricia J. Cruse, husband and wife
Recorded: March 8, 2001
Auditor's No: 200103080066
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto.

This boundary adjustment is for the purposes of eliminating a building lot. Henceforth, the property described on Exhibit "C" attached hereto shall be considered a single building lot, and Grantors so covenant with Skagit County.

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



201009300083
Skagit County Auditor

F. Covenants to prevent practices which might contaminate water supply recorded December 7, 2004, under Auditor's File No. 200412070091.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Donna King
Recorded: July 12, 2005
Auditor's No.: 200507120140
Regarding: Low Flow Mitigation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Ronald and Donna King
Recorded: December 14, 2005
Auditor's No.: 200512140140
Regarding: Order on Special Use Permit for Bed and Breakfast and Studio

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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



201009300083

Skagit County Auditor