

When recorded return to:

Willard D. Aldridge
13207 Satterlee Rd
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 100427



201010080097
Skagit County Auditor

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Statutory Warranty Deed

100427-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles V. Keeran and Mary Richardson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Willard D. Aldridge, a married man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 34, Range 2; Ptn. N ½

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): P20375, P20409, 340217-0-006-0003, 340217-0-032-0001

Dated **10/04/2010**

X Charles V. Keeran
Charles V. Keeran

X Mary Richardson
Mary Richardson

3082
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 08 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5167.00
By WF Skagit Co. Treasurer Deputy

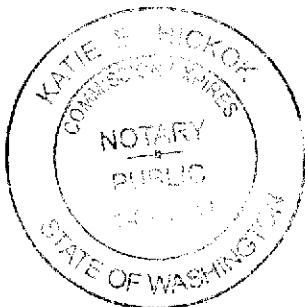
I certify that I know or have satisfactory evidence that Charles V. Keeran and Mary Richardson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-8-10

Katie Hickok

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

Washington



Order No:

EXHIBIT A

The North 100 feet of the South 200 feet of Government Lot 1 and the North 100 feet of the South 200 feet of the Northeast ¼ of the Northwest ¼, lying Easterly of the Gibraltar County Road as conveyed to Skagit County by deed recorded January 12, 1939, under Auditor's File No. 309109, all in Section 17, Township 34 North, Range 2 East, W.M..

TOGETHER WITH that portion of the tidelands of the second class embraced within the boundaries of the following described tract:

"Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East, W.M.; thence North 15° East 9.697 chains; thence South 75° East 2.727 chains; thence North 63°45' East 2.977 chains; thence South 2°43' West 22.214 chains; thence South 7°19' East 17.942 chains; thence South 4°30' West 5.00 chains; thence South 17°47' West 32.75 chains; thence South 50°30' West 18.00 chains; thence North 39°30' West 4.545 chains; thence North 50°30' East 18 chains; thence North 32°30' East 4.00 chains; thence North 6° East 9.00 chains; thence North 22°30' East 17.00 chains; thence North 4°30' East 5.00 chains; thence North 15° West 17.00 chains; thence North 6° West 13.60 chains to the point of beginning," and lying between the Northerly and Southerly lines of said North 100 feet of the South 200 feet of Lot 1 extended East.



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Exhibit B

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 100427
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SCHEDULE "B-1"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 226978, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 22, 1953
Recorded: June 10, 1953
Auditor's No.: 489307
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles with not more than three wires with necessary braces thereof
Affects: A strip of land 10 feet in width over and across the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Corporation
Dated: October 14, 1988
Recorded: November 9, 1988
Auditor's No.: 8811090029
Purpose: A pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: Ten (10) feet in width, as mutually agreed by the grantor and grantee herein



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D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 11, 1992
Recorded: December 18, 1992
Auditor's No.: 9212180060
Purpose: Right to enter said premises to operate, maintain, repair,
underground electric transmission and/or distribution system,
together with the right to remove brush, trees and landscaping
which may constitute a danger to said lines.
Affects: The West 27 feet

Contains covenants prohibiting structures over said easement or other activity which might endanger the underground system.



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