

When recorded return to:

Larry A. Stenseth and Tamara McGrady  
7837 Pinelli Road  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 98934



201012230107

Skagit County Auditor

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### Statutory Warranty Deed

98934-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gloria Gayle Ruyle, a single woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry A. Stenseth and Tamara McGrady, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Township 35, Range 7; Ptn. SW SE

Tax Parcel Number(s): P102351, 350708-4-006-0109, P42303, 350708-4-006-0000

The East ¼ of the Southwest ¼ of the Southeast ¼ of Section 8, Township 35 North, Range 7 East, W.M., EXCEPT existing road right-of-way known as Pinelli Road; AND EXCEPT that portion conveyed to Skagit County on December 6, 1995 under Auditor's File No. 9512060044, records of Skagit County, Washington.

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 "A" attached hereto

Dated Dec 23, 2010

Gloria G. Ruyle  
Gloria G. Ruyle

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3915

DEC 23 2010

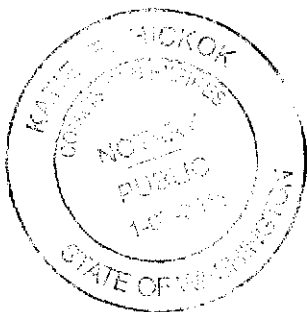
Amount Paid \$ 5256.02  
By mm Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gloria G. Ruyle, 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: 12-23-10

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



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 98934  
6 of 10

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1955  
Recorded: November 18, 1955  
Auditor's No.: 527376  
Purpose: Right to construct, operate, maintain, repair, replace and  
enlarge one or more electric transmission and/or distribution  
lines over and/or under the right of way;  
Affects: Portion of subject property

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Water District No. 1 of Skagit County  
Dated: February 12, 1988  
Recorded: February 18, 1988  
Auditor's No.: 8802180085  
Purpose: Waterline  
Area Affected: Portion of subject property

**C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
RECORDED SURVEY:**

Recorded: September 27, 1988  
Auditor's No.: 8809270048  
Affects: Subject property and other property

**D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
RECORDED SURVEY:**

Recorded: December 22, 1994  
Auditor's No.: 9412220024  
Affects: Northeast corner of subject property

E. Order Granting Application for Franchise as recorded on June 23, 1995 under Auditor's File No.  
9506230057.

F. Railroad right-of-way as disclosed by deed recorded April 18, 1951 under Auditor's File No.  
459517.

**G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
RECORDED SURVEY:**

Recorded: January 28, 2010  
Auditor's No.: 201001280001

