

When recorded return to:  
Richard Krause  
24417 Hathaway Road  
Sedro Woolley, WA 98284



201012300151  
Skagit County Auditor

12/30/2010 Page 1 of 5 4:05PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011916

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Northwest Realty Investments, Inc , a Washington corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to ~~Richard C. Krause and Alicia M. Krause~~, husband and wife  
RICHARD KRAUSE and ALICIA KRAUSE  
the following described real estate, situated in the County of Skagit, State of Washington:

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

Abbreviated Legal: Ptn SE SW Sec. 18, T36N, R5E and Ptn NE NW Sec 19, T36N, R5E

Tax Parcel Number(s): P51004/360518-3-004-0003, P129834/360519-2-001-0100,  
P51080/360519-2-001-0007

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: December 28, 2010

Northwest Realty Investments, Inc

BY: Geoff H. Arthur

Geoff H. Arthur  
President

4008  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2010

Amount Paid \$ 3654.00  
Skagit Co. Treasurer  
By MF Deputy



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51004/360518-3-004-0003, P129834/360519-2-001-0100 and  
P51080/360519-2-001-0007**

The South 1/3 of the Southeast quarter of the Southwest quarter, Section 18, Township 36 North, Range 5 East, W.M., lying East of the centerline of the Bonneville Power Administration Power Line Road which centerline is more particularly described as follows:

Beginning at a point on the East line of said Southwest quarter of Section 18, which point bears North 0°31'27" East a distance of 1,508.51 feet from the Southeast corner of said Southwest quarter which point is the centerline of Thompson's Gulch;  
Thence South 62°59'21" West along the centerline of Thompson's Gulch, a distance of 75.39 feet;  
Thence North 87°29'31" West 191.02 feet;  
Thence North 70°43'40" West 307.83 feet, more or less, to an intersection of said centerline of Thompson's Gulch and the centerline of the Bonneville Power Administration Power Line Road;  
Thence South 03°30' West along said Power Line Road a distance of 65 feet;  
Thence continuing along the center of Power Line Road, South 04°45' West 200 feet;  
Thence South 01° West 100 feet; South 08°15' West 200 feet; South 15°45' West 200 feet; South 03°30' East 100 feet; South 23° East 120 feet; South 29°45' West 100 feet and South 10° West along centerline and said centerline produced to the South line of said Southwest quarter of Section 18;

EXCEPT the East 403 feet thereof;

Together with that portion of the Northeast quarter of the Northwest quarter of Section 19, Township 36 North, Range 5 East, W.M., described as follows:

Commencing at the Northeast corner of the said Northeast quarter of the Northwest quarter as shown on survey for Kamala Inc., filed in Volume 1 of Surveys, at page 84, records of Skagit County, Washington;  
Thence North 85°27'52" West along the North line of the said Northeast quarter of the Northwest quarter, a distance of 187.29 feet to the point of beginning of this description;  
Thence South 02°14'30" West, a distance of 112.67 feet to the North line of Lot 9 as shown on said survey;  
Thence North 86°32'45" along the North line of Lot 9 and Lot 10 as shown on the said survey, a distance of 248.63 feet;  
Thence North 00°37'09" East along the Northerly-most segment of the West line of the said Lot 10 and the Northerly extension thereof, a distance of 117.55 feet to the North line of the said Northeast quarter of the Northwest quarter;  
Thence South 85°27'52" East along the North line of the said Northeast quarter of the Northwest quarter, a distance of 252.10 feet to the point of beginning of this description

Excepting from all of the above description, the right of way for Hathaway Road.

Situate in Skagit County, Washington



**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded:  
Auditor's No(s): 389982, 389983, 391873, 392626, 637448, 775573 and 785486, records of Skagit County, Washington  
In favor of: United States of America  
For: Among other things a perpetual easement and right to enter and erect, operate, maintain, rebuild, repair and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables and appliances necessary in connection therewith.
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 541502, 541503, 541525, 541751 and 541755, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Among other things, the right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove pipeline or pipelines for the transportation of oil, gas and the products thereof
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 734073, records of Skagit County, Washington  
In favor of: Various Lot Owners  
For: Ingress, egress and utilities  
  
AMENDED by instrument(s):  
Recorded: December 16, 1969  
Auditor's No(s): 736310, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Title Notification- Development Activities On or Adjacent to Designated Natural Resource Lands;  
Recorded: August 3, 2006  
Auditor's No(s): 200608030094, records of Skagit County, Washington
5. Agreement for the Use and Maintenance of a Road and the Rights of Ingress and Egress;  
  
Executed by: Weyerhaeuser Timber Company and Puget Sound Pulp and Timber Company  
Recording Date: October 28, 1954  
Recording No.: 508468  
  
Amended by instrument recorded July 15, 1970 under Recording No. 741206.
6. Reservation of an unrestricted easement 30 feet in width in Real Estate Contract recorded September 25, 1974 under Recording No. 807850, the description of which is not sufficient to locate said easement.
7. Matters disclosed by surveys recorded under recording nos. 805665 and 805666, records of Skagit County, Washington.
8. Matters disclosed by survey prepared by Skagit Surveyors & Engineers dated March 25, 2009 and denoted as Job Number JN209016, said survey being disclosed by various instruments of record.

**Skagit County Right to Farm Ordinance**

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

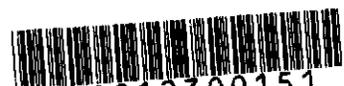


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**EXHIBIT "B"**  
**Exceptions**

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

UNOFFICIAL DOCUMENT



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