

When recorded return to:
Mary Lykins
6991 Fruitdale Rd
Sedro Woolley, WA 98284



201101140120
Skagit County Auditor
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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012280

STATUTORY WARRANTY DEED

THE GRANTOR(S) Orchard Terrace Estates LLCa California Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Mary Ellen Lykins, an unmarried woman, as her sole and
separate estate

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: Lot 1 Short Plat No. 79-72 and Ptn Lot 4 Short Plat No. 93-088

Tax Parcel Number(s): P38575, P105381, 350506-4-008-0101, 350506-3-003-0500

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

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

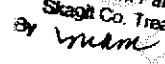
Dated: January 5, 2011

Orchard Terrace Estates LLC

BY: 

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#120

JAN 14 2011

Amount Paid \$ 5147.42
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of _____

County of _____

see attached nm

I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the _____ of Orchard Terrace Estates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at _____

My appointment expires: _____



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38575, P105381, 350506-4-008-0101 and 350506-3-003-0500

That portion of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter;

Thence North 89°55'06" East along the North line of said subdivision for 459.20 feet;

Thence South 02°48'45" East for 284.86 feet to the North line of the county right of way conveyed to Skagit County by deed recorded under Auditor's File No. 292835, records of Skagit County, Washington;

Thence South 89°54'16" West along the North line of said right of way for 459.20 feet to the West line of the Southwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian;

Thence North along said West line to the point of beginning;

(Also known as Tract 1 of Short Plat No. 79-72).

TOGETHER WITH that portion of Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 93-068, as approved January 10, 1994, and recorded January 13, 1994, in Volume 11 of Short Plats, page 51, under Auditor's File No. 9401130096, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian, lying Southeasterly of Fruitdale Road.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Notes on the face of Short Plat No. 79-72
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: July 6, 1907
Auditor's No.: 63009, records of Skagit County, Washington
Executed By: The Wolverine Company, a corporation
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541514, records of Skagit County, Washington
In favor of: The Pacific Pipeline Corporation, a Delaware corporation
For: Construct, maintain, etc., a pipeline
Affects: 75 foot strip, the exact location of which is not disclosed on the record
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 13, 1965
Auditor's No(s): 675911, records of Skagit County, Washington
In favor of: El Paso Natural Gas Company
For: Right to locate, construct, maintain, etc., with the right of ingress and egress to and from a cathodic protection station, also the right to construct driveways, utility lines and drain tile lines across the right-of-way herein granted
- Note:** Exact location and extent of easement is undisclosed of record.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 2, 1964
Auditor's No(s): 655415, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 5, 1993
Auditor's No(s): 9308050085, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Westerly portion of Lots 1 and 4 of Skagit County Short Plat No. 93-068
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 93-068:

Recording No: 9401130096

8. Any rights, interests, or claims which may exist or arise by reason of the following matters



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EXHIBIT "B"
Exceptions

disclosed by survey,

Recording Date: April 2, 1999
Recording No.: 9904020189
Matters shown: Fence

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 2, 2002
Auditor's No(s): 200207020130, records of Skagit County, Washington
In favor of: Northwest Pipeline Corp.
For: An exclusive right-of-way and easement to locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to valves and metering equipment, electrical and/or communications cable, underground conduit, splicing boxes and roads;

TOGETHER WITH the right of ingress and egress to and from and access on and within said right-of-way, with the right to use existing and future roads for the purposes of surveying, constructing, inspecting, repairing, protecting, operating and maintaining the facilities and the addition, removal or replacement of same at will, either in whole or in part, with either like or different size pipe work. Grantee may use such portions of the property along and adjacent to said right-of-way as may be reasonably necessary during construction of the pipeline.

10. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: August 7, 2007
Auditor's No(s): 200708070100, records of Skagit County, Washington
11. Unrecorded Lease disclosed by instrument;
Recorded: February 26, 1988
Auditor's No.: 8802260021, records of Skagit County, Washington
Lessor: Ballard Mill Properties composed of Dorothy McEwan Black, et al
Lessee: Carbon River Energy Partnership; said interest of which is now held of
Record by Eagle Oil and Gas Co. as disclosed by amendment
Recorded February 25, 1991, under Auditor's File No. 9102250108,
Records of Skagit County, Washington

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



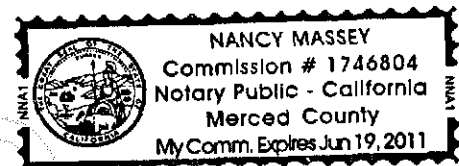
State of California)

County of Merced)

On January 13, 2011 before me, Nancy Massey, a Notary Public, personally appeared Dana Howell, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Nancy Massey

(Seal)

Nancy Massey, Notary Public



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