

AFTER RECORDING MAIL TO:

Steven E. Gladsjo  
23148 Mel Garton Place  
Darrington, WA 98241



201106270060  
Skagit County Auditor

6/27/2011 Page 1 of 2 10:38AM

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No. 11060080NS  
Title Order No. 620013361

THE GRANTOR(S) Clint Bryson and Robbi Bryson, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Steve Gladsjo, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 6, SKAGIT COUNTY SHORT PLAT NO. 133-79, entitled "Eagle Ridge", approved July 5, 1979 and recorded July 5, 1979, in Volume 3 of Short Plats, page 135, under Auditor's File No. 7907050011, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 33, Township 33 North, Range 10 East of the Willamette Meridian,

Situate in Skagit County, Washington

Tax Parcel Number(s): P18905 331033-2-002-0608

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620013361, issued by Chicago Title Insurance Company, and set forth in Exhibit "A" attached hereto and by this reference made a part thereof.

Dated: June 23, 2011

Clint Bryson  
  
Robbi Bryson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1875

JUN 27 2011

Amount Paid \$ 2052.00

Skagit Co. Treasurer

By Deputy

STATE OF Washington

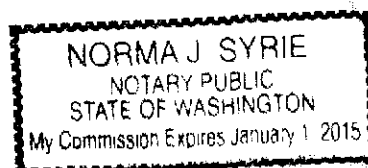
) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Clint Bryson and Robbi Bryson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 24<sup>th</sup> day of June, 2011

Norma Jean Syrie  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 01/01/15



## EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 6, 1978

Auditor's No.: 888939, records of Skagit County, Washington

In favor of: Weyerhaeuser

For: 60-foot strip for ingress, egress, and utilities

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: July 27, 1978

Auditor's No.: 884374, records of Skagit County, Washington

In favor of: Simpson Timber Company

For: Right-of-way over existing road

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 20, 1974

Auditor's No.: 804073, records of Skagit County, Washington

In favor of: Department of Natural Resources

For: 60-foot right-of-way

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 19, 1979

Auditor's No.: 7912190026, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Snohomish County

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of said premises and other property

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. 133-79:

Recording No: 7907050011

Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 24, 1979

Auditor's No.: 7907240065, records of Skagit County, Washington

Executed by: Simpson Properties, Inc.

NOTE: Said declaration is a re-recording of Auditor's File No. 7907100050, records of Skagit County, Washington.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: July 24, 1979

Auditor's No.: 7907240065, records of Skagit County, Washington

NOTE: Said declaration is a re-recording of Auditor's File No. 7907100050, records of Skagit County, Washington.

Grant and Conveyance of Water Well Easement and Joint Water Usage Agreement and the terms and conditions thereof;

Recording Date: June 6, 2002

Recording No.: 200206060026

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof;

Recording Date: June 6, 2002

Recording No.: 200206060027



201106270060  
Skagit County Auditor