

When recorded return to:
Timothy E. McMaster and Linda McMaster



201107110067
Skagit County Auditor

7/11/2011 Page 1 of 2 2:04PM

Recorded at the request of:

File Number: 101935

Statutory Warranty Deed

THE GRANTORS Richard M. Severson and Pepper Severson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Timothy E. McMaster and Linda McMaster, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 32, Township 35, Range 3; Ptn. NE NE

Tax Parcel Number(s): P35214, 350332-1-001-0005

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M..

EXCEPT roads.

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 7-6-11

Richard M Severson
Richard M. Severson

Pepper Severson
Pepper Severson

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2045

JUL 11 2011

Amount Paid \$ 3387.⁰⁰
Skagit Co. Treasurer
By M.A.M. Deputy

I certify that I know or have satisfactory evidence that Richard M. Severson and Pepper Severson, 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: 7-8-11

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Wenatchee
My appointment expires: 1/07/2015

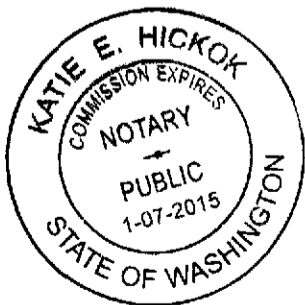


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 101935
5 of 10

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded: October 27, 1987
Auditor's No.: 8710270074
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Location: The East 30 feet of subject property

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF, REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 19, 2009
Auditor's No.: 200902190011

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 20, 2009
Auditor's No.: 200910200003
Regarding: Certificate of Non-Compliance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

