

When recorded return to:  
Francis Higgins and Ilsa Higgins  
21781 Bulson Rd  
Mt Vernon WA 98274



201208300142  
Skagit County Auditor

8/30/2012 Page 1 of 4 3:57PM

Recorded at the request of:

File Number: 102916

**Statutory Warranty Deed**

102916-1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** The Estate of Dean Robert Gregory for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE Francis Higgins and Ilsa Higgins, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

Section 21, Township 33, Range 4; Ptn. SW SW (aka Ptn. Lots 1 and 2, Short Plat No. 18-80)

**For Full Legal See Attached Exhibit "A"**

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 "B" attached hereto

Tax Parcel Number(s): **P17133, 330421-3-008-0008**

Dated 8-13-12

Estate of Dean Robert Gregory

Thomas Dean Gregory  
By: Thomas Dean Gregory, Personal Representative

Nona Marie Moody  
By: Nona Marie Moody, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2714  
AUG 30 2012

Amount Paid \$ 5202.00  
Skagit Co. Treasurer  
By MB Deputy

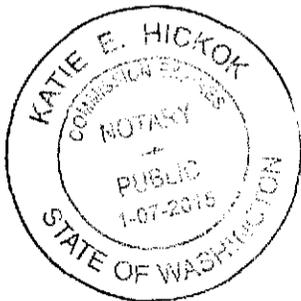
STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that The Estate of Dean Robert Gregory is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Personal Representative of The Estate of Dean Robert Gregory, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-13-12

Katie Hickok

Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1-7-15



## EXHIBIT A

Those portions of Lots 1 and 2, Skagit County Short Plat No. 18-80, approved May 1, 1980, and recorded May 12, 1980, in Volume 4 of Short Plats, page 88, under Auditor's File No. 8005120014, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East of the W.M., lying Southerly of the following described line:

Commencing at the Southwest corner of Lot 2 of said Skagit County Short Plat No. 18-80; thence North  $02^{\circ}21'00''$  East a distance of 165.29 feet along the West line of said Lot 2 to the common corner between Lots 1 and 2 of said Skagit County Short Plat No. 18-80 and the true point of beginning of said line description; thence North  $89^{\circ}29'50''$  East a distance of 1,309.74 feet to the East line of said Lot 1, Skagit County Short Plat No. 18-80 and the terminus of said line.



201208300142  
Skagit County Auditor

LPB 10-05(i-1)  
Page 2 of 2

Exhibit B

**EXCEPTIONS:**

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

Grantee: TransMountain Oil Pipeline Corporation  
Recorded: March 12, 1957  
Auditor's No. 548535  
Purpose: Oil Pipeline  
Area Affected: The exact location of said easement is not disclosed of record

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

Grantee: Olympic Pipe Line Co.  
Recorded: January 7, 1964  
Auditor's No. 645098  
Purpose: Oil and gas pipe line  
Area Affected: The exact location of said easement is not disclosed of record

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

Grantee: Olympic Pipe Line Co.  
Recorded: May 4, 1973  
Auditor's No. 784549  
Purpose: Additional oil and gas pipe line  
Area Affected: Westerly portion of premises

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

Grantee: Trans Mountain Oil Pipe Line Corporation, a Delaware Corporation  
Recorded: April 18, 1980  
Auditor's No. 8004180003  
Purpose: Pipeline or pipelines  
Area Affected: Portion of subject property

**E. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: June 5, 1980  
Recorded: June 12, 1980  
Auditor's No.: 8006120004  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Location: Northerly 10 feet of West 400 feet

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201208300142  
Skagit County Auditor

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stein and/or Janice Svendsen or their assignees  
Recorded: July 25, 1980  
Auditor's No. 8007250039  
Purpose: Private road  
Area Affected: The exact location is not disclosed of record

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard J. Raport and Arlene J. Raport, husband and wife  
And: Raymond E. Ramont and Myrtle W. Ramont, husband and wife  
Dated: February 16, 1982  
Recorded: February 17, 1982  
Auditor's No.: 8202170033  
Regarding: Well Maintenance Agreement

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. 18-80  
Recorded: May 12, 1980  
Auditor's No.: 8005120014

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Richard J. Raport and Arlene J. Raport  
Recorded: August 14, 1980  
Auditor's No. 8008140029  
Purpose: Sewer and drainage lines to be built and established on the ground  
Area Affected: The exact location of said easement is not disclosed of record

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard J. and Arlene J. Raport, husband and wife  
And: Raymond E. and Myrtle W. Ramont, husband and wife  
Dated: February 12, 1982  
Recorded: February 17, 1982  
Auditor's No.: 8202170034  
Regarding: Road Maintenance Agreement

K. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9309280135.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201208300142  
Skagit County Auditor