

When recorded return to:
James M. Lowe and Patricia J. Sullivan-Lowe
838 Mingo Mountain Road
Kettle Falls, WA 99141



201210090115
Skagit County Auditor

10/9/2012 Page 1 of 4 1:47PM

Recorded at the request of:

File Number: 104438

Statutory Warranty Deed

104438

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Charles Grable, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James Lowe and Patricia J. Sullivan-Lowe, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 11, Township 35 North, Range 5 East; Ptn., SE SW (Lot B Short Card SP 99-0022)

Tax Parcel Number(s): P116302, 350511-3-005-0400

Lot B as delineated on Short Card Short Plat No. 99-0022 as approved on January 21, 2000 and recorded on January 21, 2000 under Auditor's File No. 200001210010;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as created under Auditor's File Nos. 8902210090 and 8910230016.

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

Charles S. Grable

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123190

OCT 09 2012

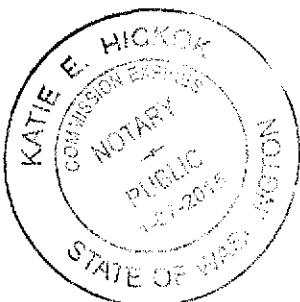
Amount Paid \$ 1518-⁰⁰
By Skagit Co. Treasurer
MAM Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Charles S. Grable, 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:

10-3-12



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at

141 Vernon

My appointment expires: 1/07/2015

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 104479

SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Noretap, a General Partnership
Recorded: October 11, 1988
Auditor's No.: 8810110042
As Follows:

Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A" pages 1 through 9.

TOGETHER WITH the right to the use of such part of the surface as may be reasonable necessary for the purpose of exploring for (by geological, geophysical or other methods) drilling for, mining, extracting and removing the same, provided however, that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

B. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT:

Dated: February 17, 1989
Recorded: February 21, 1989
Auditor's No.: 8902210090
Executed By: Noretap, a Washington General Partnership, consisting of Peter J. Poeschel and Ronald Schultz

Said Easement was modified and partially rerecorded under Auditor's File Nos. 8910230016 and 8910300086.

C. Any tax, fee, assessments or charges as may be levied by Noretap Maintenance Association.

D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit County
Recorded: February 24, 1953
As Follows: 359932

"Reserving all roads and railroad grades, if any."



201210090115
Skagit County Auditor

10/9/2012 Page 2 of 4 1:47PM

Form No. 1068-2
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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, and its assigns
Recorded: June 22, 1976
Auditor's No. 837474
Purpose: General Highway Purposes
Area Affected: A Southerly portion of the subject property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: November 18, 1986
Auditor's No. 8611180008
Purpose: Electric Transmission and/or distribution lines
Area Affected: Various 15 foot strips

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

Recorded: April 6, 1999
Auditor's No.: 9904060077
Regarding: Designated Natural Resource Lands

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.

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

Name: Short Card SP 99-0022
Recorded: January 21, 2000
Auditor's No.: 200001210010



201210090115
Skagit County Auditor

10/9/2012 Page 3 of 4 1:47PM

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Commitment No.: 104438

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Connie Stewart
And: Property Owners of record
Dated: January 7, 2000
Recorded: January 21, 2000
Auditor's No.: 200001210012
Regarding: Road Maintenance Agreement

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

Recorded: May 5, 2010
Auditor's No.: 201005050058
Regarding: Protected Critical Area Easement

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.



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10/9/2012 Page 4 of 4 1:47PM