

AFTER RECORDING MAIL TO:

Jim Faucett and Diane Faucett
48516 SR 530 NE
Darrington, WA 98241



201304150188
Skagit County Auditor

4/15/2013 Page 1 of 2 1:42PM

CHICAGO TITLE
620018438

STATUTORY WARRANTY DEED

Escrow No. 13030074NS
Title Order No. 620018438

THE GRANTOR(S) William Keith Ford and Denise Ford, husband and wife

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

in hand paid, conveys, and warrants to Jim Faucett and Diane Faucett, husband and wife

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

The Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 33,
Township 33, Range 10 East, W.M.

EXCEPT the East 295 feet of the South 157.08 feet thereof.

AND EXCEPT the North 10 feet of the South 85 feet of the West 100 feet of the East 395 feet
thereof.

AND ALSO EXCEPT the North 503.86 feet of the West 295.16 feet thereof.

AND ALSO EXCEPT the North 218.70 feet thereof.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P104736 331033-4-008-0302

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of
record, if any, along with those delineated in Preliminary Title Commitment 620018438, issued by
Chicago Title Insurance Company, and set forth in Exhibit "A" attached hereto and by this
reference made a part thereof.

Dated: April 10, 2013

William Keith Ford

William Keith Ford

Denise Ford

Denise Ford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131306

APR 15 2013

Amount Paid \$ 361.00
Skagit Co. Treasurer

By mem Deputy

STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that William Keith Ford and Denise Ford 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: 12th day of April, 2013

Shirley L. Foxe

Norma Jean Syrie Shirley L. Foxe
Notary Public in and for the State of
residing at Arlington 9-3-2016
My Commission Expires: 04/04/15 SF

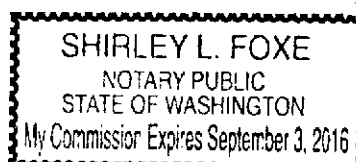


EXHIBIT "A"

SUBJECT TO:

Exceptions and reservations as contained in instrument;

Recorded: March 30, 1921

Auditor's No.: 148848, records of Skagit County, Washington

Executed By: The Sound Timber Company

As Follows:

The first party hereby reserves unto itself, its successors and assigns, any merchantable timber standing, lying or being upon the said premises, together with all mineral rights therein, and the further right of ingress and egress over and across, and the right to go upon or over the said premises, and the right to locate and operate over and across the said premises such temporary logging railroad or wagon road as the said first party may deem convenient and necessary for the removal of the timber or the minerals from said land or the removal and moving on said railroad of any timber now or hereafter belonging to said first party, its successors and assigns, or to other parties with whom said first party now has agreement for right-of-way on other lands than those herein described. First party also reserves the right to remove rails, ties and other material owned by it from said property at any time.

Exceptions and reservations as contained in instrument;

Recorded: WM Lindsey

Auditor's No.: 33240

As Follows: All coal and other minerals are reserved and excepted from this conveyance

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

Recorded: July 28, 1972

Auditor's No(s): 771788, 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: Said premises, the exact location and extent of said easement is undisclosed of record.

Agreement, including the terms and conditions thereof; entered into;

By: Marvin J. Green and Juanita Green, husband and wife

And Between: William E. Barker and Ruth Barker, husband and wife

Recorded: January 24, 1974

Auditor's No.: 795933, records of Skagit County, Washington

Providing: Usage of water well, lines and appurtenances

Easement and Agreement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: April 14, 1994

Auditor's No(s): 9404140076, records of Skagit County, Washington

In favor of: William Keith Ford

For: Community well

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

Terms, conditions and restrictions as contained in deed

Recording Date: April 14, 1994

Recording No.: 9404140076

As follows:

The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.



201304150188

Skagit County Auditor

4/15/2013 Page

2 of

2 1:42PM