

AFTER RECORDING MAIL TO:

Brian W. Allison
56130 Conifer Lane PO Box 1144
Darrington, WA 98241



201408210069

Skagit County Auditor \$75.00
8/21/2014 Page 1 of 4 1:59PM

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

108089-1

Escrow No. 14080159NS
Title Order No. 108089

THE GRANTOR(S) Clint E. 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 Brian W. Allison, a single man

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

See Exhibit "A" attached hereto

Abbreviated Legal: (Required is full legal not inserted above) Section 33, Township 33 North, Range 10 East; Ptn of NW of NW Tract 5 S.P. 133-79

Tax Parcel Number(s): P18904 33103320020509

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 108089, issued by First American Title, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: August 19, 2014

Clint E. Bryson

Clint E. Bryson

Robbi Bryson

Robbi Bryson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 3053
AUG 21 2014

Amount Paid \$1963.⁰⁰
Skagit Co. Treasurer
By *mm* 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: 20th day of August, 2014

Norma Jean Knudson

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

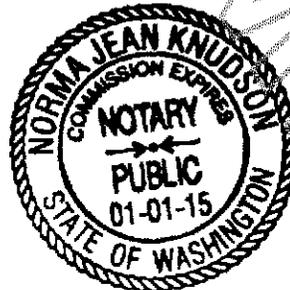


EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract 5 of Skagit County Short Plat No. 133-79, approved July 5, 1979, recorded July 5, 1979 in Book 3 of Short Plats, page 135, under Auditor's File No. 7907050011 being a portion of the Northwest 1/4 of the Northwest 1/4, Section 33, Township 33 North, Range 10 East W.M., TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across "Conifer Lane" as delineated on the face of the Short Plat.



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EXHIBIT "B"

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Simpson Timber Company
Recorded: July 27, 1978
Auditor's No.: 884374

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Weyerhaeuser Company
Recorded: October 6, 1979
Auditor's No.: 888939
Purpose: Road for ingress, egress and utilities
Area Affected: Portion of real estate under search and other property

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 24, 1979
Auditor's No.: 7907240065
Executed By: Simpson Properties Inc.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 7907100050.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County
Recorded: December 19, 1979
Auditor's No.: 7912190026
Purpose: Transmission Lines
Area Affected: Portion of real estate under search & other property

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 133-79
Recorded: July 5, 1979
Auditor's No.: 7907050011



EXHIBIT "B" (cont.)

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

Recorded: June 18, 1990
Auditor's No.: 900618022
Regarding: On Site Sewage System

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.

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Clint E. Bryson
And: Clint E. Bryson
Dated: Not disclosed
Recorded: June 6, 2002
Auditor's No.: 200206060026
Regarding: Water well easement and joint water usage agreement

H. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Sauk River

I. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Sauk River.

J. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

