

When recorded return to:
Puget Sound Energy, Inc.
P.O. Box 97034/MS PSE 10S
Bellevue, WA 98009-9734

Recorded at the request of:
Guardian Northwest Title
File Number: A108527



201412310127

Skagit County Auditor \$76.00
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Statutory Warranty Deed

108527

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James C. Burress, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Puget Sound Energy, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

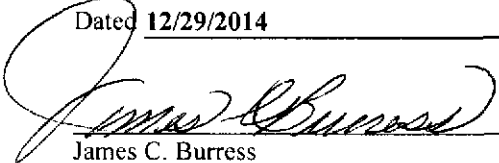
Abbreviated Legal: Section 20, Township 35 North, Range 5 East, W.M. Portion of the NW NW

Tax Parcel Number(s): P40027, 350520-2-002-0004

See attached legal description attached as 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

Dated 12/29/2014


James C. Burress

20145002
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

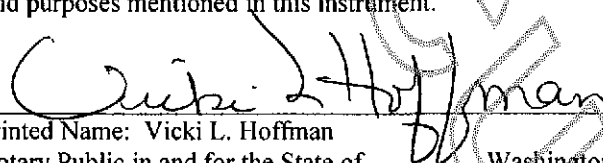
DEC 31 2014

Amount Paid \$ 3120
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James C. Burress, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-30-14


Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

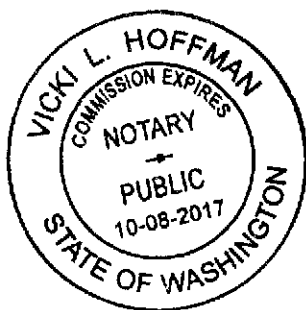


EXHIBIT A

Legal Description

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

Lot 4, of Skagit County Short Plat No. 94-051, approved September 7, 1995, recorded September 19, 1995, in Volume 12 of Short Plats, Pages 28-30, under Auditor's File No. 9509190033, being a portion of the Northeast 1/4 of Section 19 and the Northwest 1/4 of Section 20, all in Township 35 North, Range 5 East, W.M.

TOGETHER WITH a 25 foot wide non-exclusive easement for ingress, egress and utilities over and across Lot 3 of said Short Plat, as delineated thereon.



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Power
Recorded: April 17, 1946
Auditor's No. 390745
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electronic transmission and /or distribution lines over and/or under the right-of-way
Area Affected: 125 foot wide strip of land

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: February 24, 1947
Auditor's No. 401295, Vol. 216, Page 203
Purpose: Construct, maintain, etc. one more or more electric power transmission lines
Area Affected: 125 foot strip of land within Section 19 of subject Short Plat

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: May 10, 1948
Auditor's No. 421723
Purpose: Easement and right to construct, maintain etc. the channel of Hanson Creek and any and all flood control works
Area Affected: 75 foot strip of land within Section 20 of subject Short Plat

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William Walters and Ellen Walters, husband and wife
Recorded: December 6, 1951
Auditor's No. 469008
Purpose: Right to construct, maintain etc. an open drainage ditch within portions of Sections 18 and 20 of subject Short Plat



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware Corporation
Recorded: September 14, 1956
Auditor's No. 541487, Vol. 281, Page 68
Purpose: Construct, maintain etc. and pipeline or pipelines
Area Affected: A portion of the subject property within Sections 18 and 20 of subject Short Plat

By instrument dated May 8, 1956, recorded September 19, 1956, under Auditor's File No. 541756, the area affected by said pipeline was established to be a 75 foot strip of land.

Said Easement was further amended by documents recorded as Auditor's File Nos. 739587 and 200208210050 on June 1, 1970 and August 21, 2002, respectively.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

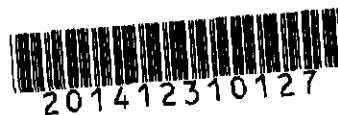
Grantee: Puget Sound Power & Light Company
Recorded: July 1, 1959
Auditor's No. 582608
Purpose: Construct, maintain one electric transmission and/or distribution line
Area Affected: Strip of land running North 37 degrees 13'39" West, a distance of 1028.64 feet from a point on the South line of the Northwest 1/4 of the Northwest 1/4 of Section 20 within subject Short Plat

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: December 6, 1963
Auditor's No. 644024, Vol. 334, Page 830
Purpose: Erect, maintain one or more electric power transmission lines
Area Affected: 137.5 foot strip lying on the Northeasterly side of an existing 125 foot right-of-way conveyed to the United States of America, under Auditor's File Nos. 401295 and 394194.

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: Hanson Creek



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I. 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 No. 94-051
Recorded: September 19, 1995
Auditor's No.: 9509190033

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

Executed By: Landed Gentry Development, Inc.
Recorded: January 13, 1997
Auditor's No.: 9701130069
As Follows:

Also subject to: Grantor herein reserves the right to relocate the easement for ingress, egress and utilities over and across Lot 3 of said Short Plat, as delineated thereon to Lot 4 along the West and North line of said Lot 3, being 20' in width. If Grantor elects to relocate said driveway, Grantor will build said driveway entirely at Grantors expense out of pit run gravel 12 feet in width and 6 inches deep. The underground utility easement will not change. All wire, gas and water lines will use the existing easement. Said buried lines will be a minimum of 4 feet deep so as not to interfere with farming activity.

K. 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: ALTA/SCSM Land Title Survey
Recorded: December 30, 2014
Auditor's No.: 201412300028

DATED: December 30, 2014

JSM/JSM



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