



201412310133

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

Skagit County Auditor \$74.00
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Recorded at the request of:

File Number: 108636

Statutory Warranty Deed108636-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Patricia Boettcher, a single person as to an undivided one-half (1/2) interest and Patricia Boettcher, as Trustee of the Donald G. Boettcher Credit Trust, dated September 1, 2007, per Skagit County Probate Cause No. 07-4-00273-1, as to an undivided one-half (1/2) interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Puget Sound Energy, a Washington corporation the following described real estate, situated in the County of Skagit, State of .

Abbreviated Legal:

Portion of the SW 1/4 of the SW 1/4 of Section 17 and of the NW 1/4 of the NW 1/4 of Section 20, both in Township 35 North, Range 5 East, W.M.

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): P39269, 350517-3-004-0005, P40028, 350520-2-003-0003

Dated 12/26/2014

Donald G. Boettcher Credit Trust

By: Patricia Boettcher, Trustee

20145006
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

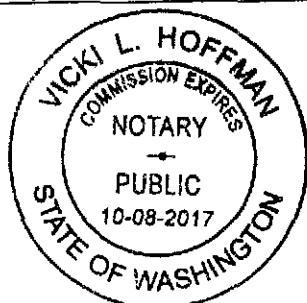
DEC 31 2014

Amount Paid \$ 3565.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia Boettcher is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it individually and as the Trustee of the Donald G. Boettcher Credit Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-31-14



VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17

EXHIBIT A

Parcel "A":

The East 522 1/2 feet of the South 46 1/2 rods of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 North, Range 5 East, W.M.

Parcel "B":

That Portion of the East 522 1/2 feet of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 5 East, W.M., lying Northerly of Hansen Creek,

EXCEPT any portion lying within the following described tract:

Beginning at a point along the East line of the Northwest 1/4 of the Northwest 1/4 of Section 20, approximately 20 feet North of the centerline of Hansen Creek at the existing fence corner; thence Southwesterly along the existing fence line parallel to Hansen Creek approximately 165 feet to the fence corner;

Thence South 47 degrees East along the existing fence line approximately 230 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of Section 20;
thence North along the 1/4 section line approximately 205 feet back to the point of beginning.

TOGETHER WITH a non-exclusive right to access the creek bank and land adjacent to the South end of the existing bridge for the purpose of repairing, maintaining, securing, enhancing, removing, replacing, and/or altering said bridge.



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\$74.00

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EXHIBIT B

EXCEPTIONS:

A. 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: Hansen Creek

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: August 18, 1948
Auditor's No. 421723 and 421730
Purpose: Right-of-Way to Hansen Creek Drainage District
Area Affected: Strips of land centered on the centerline of Hansen Creek

C. 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. 94-014
Recorded: August 5, 1994
Auditor's No.: 9408050002

D. 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

E. Any question that may arise regarding the amount of land included within the Easement set forth as a portion of Parcel "B" on Schedule "C".

F. 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/ACSM Land Title Survey
Recorded: December 30, 2014
Auditor's No.: 201412300029



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