

When recorded return to:  
Gary Stromberg and Cindy Brohm

2152 Cruise Road  
Seacro-Wootley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109156



201506010138

Skagit County Auditor  
6/1/2015 Page

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6 1:41PM

\$77.00

### Statutory Warranty Deed

109156-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Charlotte Larison, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary Stromberg and Cindy Brohm, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 18, Township 36 North, Range 5 East; Ptn. NE NW

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): ~~P102022, 360518-2-001-0300~~, P50990, 360518-2-001-0206

Dated 5/11/2015

Charlotte Larison  
Charlotte Larison

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151991  
JUN 01 2015

Amount Paid \$ 3,120.<sup>00</sup>  
Skagit Co. Treasurer  
By mem Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charlotte Larison, 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: 5/18/2015

Tanya Pike  
Printed Name: ~~Blank~~ Tanya Pike  
Notary Public in and for the State of Washington  
Residing at Mount Vernon, WA  
My appointment expires: ~~6/22/2019~~ 3/27/2019



## **EXHIBIT A**

The East Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 5 East of W.M. EXCEPT any portion of Cruse Road, TOGETHER WITH and subject to those easements conveyed by instrument recorded on February 24, 1987, under Auditor's File No. 8702240016.

## Exhibit B

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Federal Land Bank of Spokane, a corporation  
Recorded: August 3, 1949  
Auditor's No. 434328  
Purpose: "Reserving unto the Grantor 50% of all minerals, oil, and gas in or under the above described land."  
Area Affected: Subject property and other lands

#### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation  
Recorded: September 14, 1956  
Auditor's No. 541490  
Purpose: To select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas, and the products thereof  
Area Affected: Exact location not disclosed

#### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America  
Recorded: September 22, 1964  
Auditor's No. 656163  
Purpose: To enter and erect, maintain, repair, rebuild, operate and patrol one line of electric power transmission structures and appurtenances thereto.  
Area Affected: Subject property and other lands

#### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America  
Condemned In: Cause No. 221-73 C2 of U.S. District Court, Western District of Washington, at Seattle  
Recorded: April 13, 1973  
Auditor's No. 783473  
Purpose: To enter and erect, maintain, repair, rebuild, operate and patrol one line of electric power transmission structures and appurtenances thereto.  
Area Affected: Subject property and other lands

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Recorded: March 27, 1979  
Auditor's No.: 7903270051  
Purpose: Construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, together with all necessary or convenient appurtenances therefor  
Affects: Exact location not disclosed

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: Record of Survey  
Recorded: August 30, 1979  
Auditor's No.: 7908300003  
Affects: A portion of subject property and other lands

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Recorded: November 27, 1979  
Auditor's No.: 7911270008  
Purpose: To construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, together with all necessary or convenient appurtenances therefor  
Affects: Exact location not disclosed

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation, a Delaware corporation  
And: Marinus Hofman and Tina Hofman, husband and wife, and Kees C. Hofman a single man, and Johannes Hofman, a single man, d/b/a Calf Co.  
Recorded: December 21, 1979 and January 31, 1980  
Auditor's No.: 7912210004 and 8001310017  
Regarding: Rights of ways and easements

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Recorded: December 8, 1981  
Auditor's No.: 8112080056  
Purpose: To construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, together with all necessary or convenient appurtenances thereto  
Affects: Exact location not disclosed

J. Terms, provisions and stipulations contained in Special Use Permit No. SP-81-019 recorded November 9, 1982 under Auditor's File No. 8211090006.

K. Terms, provisions and stipulations contained in Special Use Permit No. SP-81-029, recorded November 10, 1982 under Auditor's File No. 8211100031.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: March 28, 1986 and November 12, 1986  
Auditor's No. 8603280062 and 8611120052  
Purpose: For ingress, egress and utilities  
Area Affected: The South 15 feet of subject property

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington  
Recorded: March 11, 1987  
Auditor's No. 8703110007  
Purpose: Roads  
Area Affected: A portion of subject property

N. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: April 4, 1988  
Recorded: May 18, 1988  
Auditor's No.: 8805180069  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: A portion of subject property

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America  
Recorded: November 4, 1997  
Auditor's No. 9711040014  
Purpose: Non-exclusive easement for access road purposes

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9709030051.

P. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 29, 1999  
Auditor's No.: 9901290131

Q. TERMS AND CONDITIONS OF NOTICE OF MORATORIUM ON NON-FORESTRY USE OF LAND:

Recorded: July 16, 1999  
Auditor's No.: 9907160052

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline GP. its successors and assigns  
Recorded: November 29, 2012  
Auditor's No. 201211290065  
Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a facility and/or appurtenances including but not limited to power pole, rectifier, ground bed anode and related facilities that are necessary for the operation and maintenance of the pipeline for the transportation of natural gas and/or other related products

S. 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: Mill Creek also shown of record as Mills Creek

T. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Mill Creek also shown of record as Mills Creek.