

AFTER RECORDING MAIL TO:

Roberta Cox  
22628 SR 530 Hwy.  
Darrington, WA 98241



200010180055  
Skagit County Auditor

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Filed for Record at Request of  
Stewart Title Company of Snohomish County  
Escrow Number: 101184L

FIRST AMERICAN TITLE CO.

63166-1

**Statutory Warranty Deed**

Grantor(s): Martin C. Reece, Julie A. Reece  
Grantee(s): Roberta Cox  
Abbreviated Legal: NE SE 30-33-10, records of Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 331030-4-002-0300 R18798

**THE GRANTOR** Martin C. Reece and Julie A. Reece, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Roberta Cox, a single person  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

37786  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

OCT 18 2000

Amount Paid \$ 1989.00  
Skagit County Treasurer  
By: [Signature] Deputy

Dated this 5th day of October, 2000

By [Signature]  
Martin C. Reece

By \_\_\_\_\_

By [Signature]  
Julie A. Reece

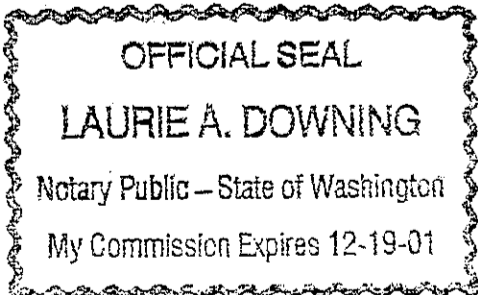
By \_\_\_\_\_

STATE OF WASHINGTON }  
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Martin C. Reece and Julie A. Reece  
are the person s who appeared before me, and said person s acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: October 6, 2000

[Signature]  
Laurie A. Downing  
Notary Public in and for the State of WASHINGTON  
Residing at Stanwood  
My appointment expires: 12/19/2001



## Exhibit A

The North 310 feet of the South 660 feet of the East 450 feet of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 33 North, Range 10 East, W.M.; EXCEPT County Road along the East line thereto.

### SUBJECT TO:

1. TERMS AND CONDITONS OF AGREEMENT REGARDING LEASED RIGHT-OF-WAY:  
FIRST PARTY: JOHN RINKER  
SECOND PARTY: THE SOUND TIMBER COMPANY  
DATED: MARCH 12, 1920  
RECORDED: MARCH 18, 1920  
AUDITOR'S FILE NO.: 140357
  
2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
GRANTEE: CITY OF SEATTLE  
DATED: JUNE 28, 1922  
RECORDED: AUGUST 11, 1922  
AUDITOR'S NO.: 158192, VOL. 127, PG. 323  
PURPOSE: CONSTRUCT, MAINTAIN, ETC., ELECTRIC TRANSMISSION LINES, TOGETHER WITH THE RIGHT TO CONSTRUCT, ETC., A PRIVATE ROAD FOR MAINTENANCE OF SAID LINE  
AREA AFFECTED: SAID TRANSMISSION LINE LIES WITHIN 300 FOOT STRIP OF LAND
  
3. AGREEMENT RELATING TO EASEMENT AND THE TERMS AND CONDITINS THEREOF:  
BETWEEN: W.H. RATCLIFF, ET UX; JAMES D. COOKEY, ET UX; THEODORE A. BUCHANAN, ET UX AND THE CITY OF SEATTLE  
DATED: JUNE 16, 1937, FEBRUARY 15, 1950, AND FEBRUARY 16, 1950  
RECORDED: OCTOBER 25, 1937, MARCH 7, 1950 AND MARCH 7, 1950  
AUDITOR'S NO.: 295898, 442655 AND 442656  
AS FOLLOWS:  

IT IS UNDERSTOOD THAT WHEN STEEL TOWERS HAVE BEEN CONSTRUCTED ON ANY OF THE COMTEMPLATED TRANSMISSION LINES, THE RIGHT TO CONSTRUCT AND MAINTAIN WOODEN TOWERS THEREON SHALL CEASE. NO BUILDINGS MAY BE ERECTED WITHIN THE EASEMENT LIMITS.
  
4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GTE NORTHWEST, INC.  
RECORDED: FEBRUARY 4, 1997  
AUDITOR'S NO.: 9702040030  
PURPOSE: "...THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, ERECT, ALTER, IMPROVE, EXTEND, REPAIR, OPERATE AND MAINTAIN ELECTRIC DISTRIBUTION LINE FACILITIES CONSISTING OF POLES AND/OR STRUCTURES AND/OR UNDERGROUND FACILITIES, OR COMBINATIONS THEREOF, WITH NECESSARY BRACES, GUYS AND ANCHORS AND TO INSTALL OR PLACE UPON OR SUSPEND FROM SUCH POLES OF FACILITIES, DISTRIBUTION WIRES, INSULATORS, CROSS-ARMS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT, COMMUNICATION WIRES AND/OR CABLES, AND OTHER NECESSARY OR CONVENIENT APPURTENANCES ACROSS, OVER, UNDER AND UPON..."  
AREA AFFECTED: THE EAST 10 FEET OF SUBJECT PROPERTY
  
5. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.  
EXECUTED BY: MARTIN C. REECE AND JULIE A. REECE  
RECORDED: APRIL 10, 1997  
AUDITOR'S NO.: 9704100028

REFERENCE IS HEREBY MADE TO THE RECORD FOR THE FULL PARTICULARS OF SAID NOTIFICATION. HOWEVER, SAID NOTIFICATION MAY HAVE CHANGED OR MAY IN THE FUTURE CHANGE WITHOUT RECORDED NOTICE.



6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS  
AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:  
EXECUTED BY: JULIE A. REECE  
RECORDED: APRIL 23, 1997  
AUDITOR'S NO.: 9704230030

REFERENCE IS HEREBY MADE TO THE RECORD FOR THE FULL PARTICULARS  
OF SAID NOTICE/AGREEMENT. HOWEVER, SIAD NOTICE/AGREEMENT MAY HAVE  
CHANGED OR MAY IN THE FUTURE CHANGE WITHOUT RECORDED NOTICE.



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