



200110110054
 , Skagit County Auditor
 10/11/2001 Page 1 of 4 12:30:31PM

WHEN RECORDED RETURN TO
 DOROTHY D. MINER
 17394 OLYMPIC PLACE
 MOUNT VERNON, WASHINGTON 98274



CHICAGO TITLE INSURANCE COMPANY

710148

ISLAND TITLE CO. STATUTORY WARRANTY DEED

B18784 ✓

Dated: OCTOBER 3, 2001

THE GRANTOR

ROBERT F SMITH AND LYNN E SMITH HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

DOROTHY D MINER, AN UNMARRIED PERSON AND MELINDA J MINER-PERRON A MARRIED PERSON AS HER SEPARATE ESTATE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s): 4021-000-011-0004

LOT 11, STOCKFLETH'S SKYRIDGE, ASSESSOR'S PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

43351
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

OCT 11 2001

Amount Paid is 4772.84
 Skagit County Treasurer
 By: Deputy

RF Smith

ROBERT F SMITH

Lynn E. Smith

LYNN E. SMITH

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 000710148

SUBJECT TO:

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 24, 1943
Auditor's No.: 365784, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Beginning at a point on the East line of the Blodgett Road 40 feet South of the Northwest corner of the East Half of the North Three-Fifths of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter lying East of the Blodgett Road; thence South 79°30' East a distance of 647 feet; thence North 86°30' East a distance of 1,043 feet; thence North 77°30' East a distance of 309 feet; thence North 73°30' East a distance of 190 feet.

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 23, 1943
Auditor's No.: 368018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 20, 1956
Auditor's No.: 540242, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipe or pipes, line or lines
Affects: A strip of land 20 feet in width being 10 feet on each side of the following described centerline: Beginning at a point 1,358.36 feet South and 450.31 feet East of the Northwest corner of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, which point is on the Easterly right-of-way line of the Blodgett Road; thence Easterly bearing South 88°40' East a distance of 865.50 feet; thence North 63°54' East a distance of 462.80 feet; thence North 18°54' East a distance of 30.60 feet; thence North 85°55' East a distance of 433.25 feet; thence North 83°18' East a distance of 163.40 feet; thence South 03°28' East a distance of 203.30 feet; thence South 30°35' East a distance of 13.00 feet; thence South 59°25' West a distance of 21.00 feet; thence South 00°20' East a distance of 176.20 feet; thence South 05°15' East a distance of 361.30 feet; thence South 26°40' East a distance of 98.20 feet.

EXHIBIT3/RDA/1999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 000710148

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 16, 1968
Auditor's No.: 721425, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 2, 1960
Auditor's No.: 590549, records of Skagit County, Washington
Executed By: F.H. Stockfleth and Laufey Stockfleth, husband and wife
As Follows:

Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

- A. That the aforescribed premises shall not be used for any commercial, industrial, or business use or purpose.
- B. That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal, and matching outbuildings.
- C. That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.
- D. That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district shall be borne and paid by the purchasers.

Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 10, 1977
Auditor's No.: 852348, records of Skagit County, Washington
Executed By: David A. Welts
As Follows: The parties have also agreed that a certain birch tree standing near the South line of the property in the Southwest corner of said property shall not be cut, trimmed or removed. The parties have further agreed that seller desires to remove or cause to be removed certain cedar trees along and near the Northerly boundary of said property. The parties are confident that they can resolve this in the near future by walking the property, so do not specify the matter herein.

EXHIBIT3/RDA/0999



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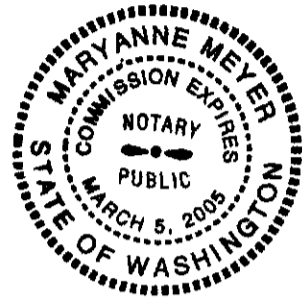
STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THIS 5th DAY OF October, 2001 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED Robert F. Smith and
Lynn E. Smith KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT they SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Mary Anne Meyer
NOTARY SIGNATURE

PRINTED NAME: Mary Anne Meyer
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Sedro-Woolley, WA
MY COMMISSION EXPIRES ON March 5, 2005.



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