

AFTER RECORDING MAIL TO:

Mr. and Mrs. Don M. Powell
P.O. Box 641
Darrington, WA 98241



200204010170
Skagit County Auditor

4/1/2002 Page 1 of 2 3:43PM

Filed for Record at Request of
Stewart Title Company of Snohomish County
Escrow Number: 105037L

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

5100126

Grantor(s): Gordon D. Moran
Grantee(s): Don M. Powell and Bonnie Mae Powell
Abbreviated Legal: Lots 47 and 48, Sauk River Estates No. 2, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3995-000-048-0005

THE GRANTOR Gordon D. Moran, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Don M. Powell and Bonnie Mae Powell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

1364
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 01 2002

Amount Paid \$ *321.30*
Skagit County Treasurer
By: *[Signature]* Deputy

Dated this 26th day of March, 2002

By *[Signature]*
Gordon D. Moran

By _____

By _____

By _____

STATE OF WASHINGTON
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Gordon D. Moran

is _____ the person _____ who appeared before me, and said person _____ 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.

Dated: March 26, 2002

[Signature]
Laurie A. Bunce

Notary Public in and for the State of WASHINGTON
Residing at Stanwood
My appointment expires: 12/19/2005

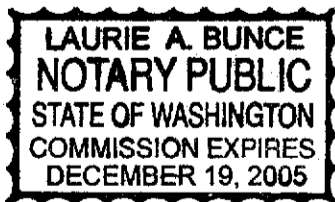


Exhibit A

Lots 47 and 48, "Sauk River Estates, Subdivision No. 2", as per plat recorded in Volume 8 of Plats, pages 23 and 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED:
DECLARATION DATED: OCTOBER 12, 1961
RECORDED: OCTOBER 13, 1961
AUDITOR'S NO.: 613301
EXECUTED BY: SAUK RIVER DEVELOPMENT COMPANY, INC.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED: ALL ROADS AS SHOWN ON SAID PLAT TOGETHER WITH THE EXTERIOR SEVEN (7) FEET OF THE ABOVE DESCRIBED LOT(S) LYING PARALLEL AND ADJACENT TO THE SAID ROAD
DATED: NOT DISCLOSED
RECORDED: MAY 8, 1979
AUDITOR'S NO.: 7905080031

NOTE: THE DEDICATION OF SAID PLAT PROVIDES THAT TRACTS "H" THROUGH "L", INCLUSIVE, ARE INTENDED FOR THE USE OF ALL PRESENT AND FUTURE PROPERTY OWNERS OF THIS PLAT, ALL PRESENT AND FUTURE PROPERTY OWNERS WITHIN THE "PLAT OF SAUK RIVER ESTATES", AND IS ALSO INTENDED FOR THE USE OF FUTURE "SAUK RIVER ESTATES" SUBDIVISIONS AND PLATS WHICH ARE CONTAINED WITHIN GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 34 NORTH, RANGE 10 EAST, W.M., AND/OR WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 10 EAST, W.M.

