

AFTER RECORDING MAIL TO:

Bennet Angel
1101 Maddox Creek Lane
Mount Vernon, WA 98273



200208300237
Skagit County Auditor

8/30/2002 Page 1 of 2 3:56PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00644-02

Statutory Warranty Deed

Grantor(s): The Great American Dream, Inc.
Grantee(s): Bennet E. Angel
Abbreviated Legal:
Lot 7 "Gilbert's Addition"
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P119121

FIRST AMERICAN TITLE CO.
69899

THE GRANTOR The Great American Dream, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bennet E. Angel, a Married Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 7, "Plat of Gilbert's Addition", as per plat recorded on April 30, 2002 under Auditor's File No. 200204300099, records of Skagit County, Washington.

Subject to: Exhibit "A" hereto attached and made a part of.

Dated 8/26/02

The Great American Dream, Inc.

[Signature]
By: John Ellis, President

4064
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 30 2002

Amount Paid \$ *3,079.22*
Skagit County Treasurer
By: *[Signature]* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John Ellis

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the President of The Great American Dream, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/26/02

[Signature]
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/05



EXHIBIT "A"

A. RESERVATIONS CONTAINED IN DEED

Executed by: W. M. Lindsey and Emma S. Lindsey, his wife
Recorded: April 17, 1902
Auditor's No: 39602 in Volume 44 of Deeds, page 499
As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: February 27, 1952
Auditor's No: 472022
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: A strip of land, the centerline of which is described as follows:

Beginning at a point on the North line of Secondary State Road, 697.25 feet East of the 1/4 corner between Sections 21 and 28, Township 34 North, Range 4 East, W.M; thence North 2 degrees 0' East 331.2 feet; thence North 6 degrees 64' East 214.12 feet; thence North 33 degrees 30' East 343.2 feet; thence North 58 degrees 0' East to the East line of the above tract.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.
And: Wes Simpson
Dated: September 18, 1998
Recorded: September 28, 1998
Auditor's No: 9809280117
Regarding: Maintenance of TRD-1000 Plant

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 23, 2001
Recorded: November 1, 2001
Auditor's No: 200111010110
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Gilbert's Addition
Recorded: April 30, 2002
Auditor's No: 200204300099
(Copy attached)



200208300237
Skagit County Auditor