

AFTER RECORDING MAIL TO:  
Sharon O'Brien  
11510 Scott Road  
Bow, WA 98232



200209120010  
Skagit County Auditor  
9/12/2002 Page 1 of 3 8:44AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-100174-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Tora Freestad  
Grantee(s): Sharon O'Brien  
Abbreviated Legal: Lot 5 & pt 6, Block 5 Freestad's Plat, TGW Tdlds records of Skagit County, WA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 3916-005-006-0018/P65489, 360236-0-023-0106/P47471

**THE GRANTOR TORA FREESTAD**, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHARON O'BRIEN, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 10th day of September, 2002

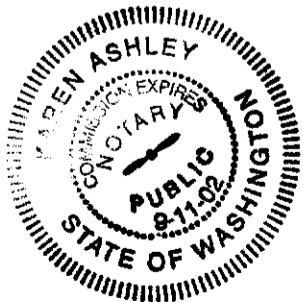
By TORA FREESTAD By Melvin Morris Peterson  
Tora Freestad AS HER ATTORNEY IN FACT

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF WASHINGTON }  
County of Skagit } SS:

On this 10th day of September, 2002 before me personally appeared Melvin Peterson, who executed the within instrument as Attorney in Fact for Tora Freestad and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Tora Freestad for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Tora Freestad is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of WASHINGTON  
Residing at Desho - Wootley  
My appointment expires: 9/11/2002

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 4007  
SEP 12 2002

Amount Paid \$ 5584.50  
Skagit Co. Treasurer  
By [Signature] Deputy

DESCRIPTION:

PARCEL "A":

Lots 5 and 6, Block 5, "FREESTAD'S PLAT, FIRST DIVISION", as per plat recorded in Volume 7 of Plats, page 69, records of Skagit County, Washington,

EXCEPT that portion of Lot 6, Block 5, which lies Southerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;  
thence North 72° West 290.4 feet;  
thence North 6½° East 165 feet;  
thence North 50½° East 244.2 feet;  
thence North 65° East 330 feet;  
thence South 55°15' East 99.66 feet;  
thence South 66°7' West 436.92 feet to a point which is the beginning of the described line;  
thence North 59°45'49" West a distance of 123.23 feet to a point on the centerline of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tidelands of the second class as conveyed by the State of Washington, described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;  
thence North 72° West 290.4 feet;  
thence North 6½° East 165 feet;  
thence North 50½° East 244.2 feet;  
thence North 65° East 330 feet;  
thence South 55°15' East 99.66 feet;  
thence South 66°7' West 436.92 feet;  
thence South 21°37' East 331.98 feet;  
thence Westerly 33 feet to the true point of beginning.

EXCEPT that portion of the above described tract which lies Southerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;  
thence North 72° West 290.4 feet;  
thence North 6½° East 165 feet;  
thence North 50½° East 244.2 feet;  
thence North 65° East 330 feet;  
thence South 55°15' East 99.66 feet;  
thence South 66°7' West 436.92 feet to a point which is the beginning of the described line;  
thence North 59°45'49" West a distance of 123.23 feet to a point on the centerline of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

Situate in the County of Skagit, State of Washington



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Transmission line  
Dated: May 28, 1937  
Recorded: June 4, 1937  
Auditor's No.: 290762 in Volume 172 of Deeds,  
page 164

(Includes other property)

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: September 13, 1956  
Recorded: September 14, 1956  
Auditor's No.: 541441, in Volume 281 of Deeds, page 33  
(Includes other property)

C. Bank line as shown upon the face of the Plat.

D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

E. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.

F. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: April 27, 1990  
Auditor's No.: 9004270006  
Executed By: Joel Arthur Ludwig and Susan Carol Ludwig  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the Grantees, this boundary adjustment is not for the purpose of creating an additional building lot.



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