

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Marshall D. Cooper  
58179 Hwy. 20  
Rockport, WA 98283



200404270083  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81019

FIRST AMERICAN TITLE CO.

B81019-E-1

**Statutory Warranty Deed**

Section 7, Township 35, Range 11; Ptn. Government Lot 11 and Section 18, Township 35, Range 11; Ptn. Gov. Lot 4.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 351107-0-027-0107 (P45909), 351107-0-030-0003 (P45915), 351118-0-023-0009 P46172

THE GRANTOR Richard D. Greene, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marshall D. Cooper and Candida M. Cooper, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS PAGE 2.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ATTACHED HERETO AS PAGE 3.

Dated APRIL 25<sup>TH</sup>, 2004

Richard D. Greene

1979  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

APR 27 2004

Amount Paid \$ 1922.46  
Skagit County Treasurer  
By: man Deputy

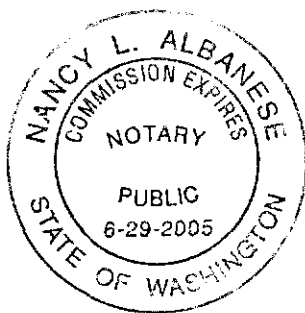
STATE OF Washington  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Richard D. Greene, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4/26/04

Notary Public in and for the State of Washington

Residing at anacostis  
My appointment expires: 6-29-05



## EXHIBIT A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

**Parcel "A":**

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East, W.M.; thence North 132.5 feet; thence East 224 feet; thence South to the South line of said Section; thence West 224 feet to the point of beginning;

EXCEPT County road and State Highway right-of-way;

AND EXCEPT those portion conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908, December 7, 1944 and February 9, 1979, and recorded August 10, 1908, January 13, 1945 and February 9, 1979 in Volume 68 of Deeds, page 377, under Auditor's File No. 377308 and under Auditor's File No. 896483.

**Parcel "B":**

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East, W.M.; thence North 132.5 feet to the true point of beginning; thence North 15 feet; thence East 224 feet; thence South 15 feet; thence West 224 feet to the point of beginning;

EXCEPT road or right-of-way

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908 and February 9, 1979, and recorded August 10, 1908, and February 9, 1979 in Volume 68 of Deeds, page 377, under Auditor's File No. 68790 and under Auditor's File No. 896483.

**Parcel "C":**

That portion of the Southerly 147.5 feet of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., within that strip of land conveyed to the State of Washington for public road by that deed dated May 5, 1908 and recorded August 10, 1908, in Volume 68 of Deeds, page 377, under Auditor's File No. 68790, records of said County, lying Westerly of that right-of-way line extending from a point opposite Highway Engineer's Station 197+90.43 on the centerline survey of State Highway Route No. 20, Marblemount Vic.: MP 105.58 to MP 106.53, and 22.34 feet Northerly therefrom Northeasterly to a point opposite Highway Engineer's Station 199+60 on said centerline survey and 40 feet Northwesterly therefrom and continuing thence, extending Northerly to a point opposite Highway Engineer's Station 201+55.10 on said centerline survey and 49.58 feet Westerly therefrom;

EXCEPT any portion of the above described property lying within that tract of land conveyed to the State of Washington by that deed dated December 7, 1944, and recorded January 13, 1945, in Volume 198 of Deeds, page 176, under Auditor's File No. 377308, records of said County;

AND EXCEPT any portion of the above described property lying within the right-of-way of the former Rock Creek and Cascade County Road No. CLVII, also known as the Cascade Wagon Road.

**Parcel "D":**

That portion of Government Lot 4, Section 18, Township 35 North, Range 11 East, W.M., described as follows:



Order No:

Beginning at a point on the North line of said Lot 4, that is 1618 feet East of the Northwest corner of Lot 5, said Section 18, which is true point of beginning; thence East along said North line 85 feet; thence South at right angles 120 feet; thence West 85 feet; thence North 120 feet to the true point of beginning; EXCEPT the North 50 feet thereof for State Highway No. 20 (formerly #17A).

UNOFFICIAL DOCUMENT



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**EXCEPTIONS:**

**A. EASEMENTS AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: July 31, 1979  
Recorded: July 31, 1979  
Auditor's No.: 7907310026  
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 right-of-way ten (10) feet in width having five (5) feet of such width on each side of a centerline described as follows:

Beginning at a point on the Easterly line of the above described property that is approximately 50 feet Northeasterly of the Southeast corner thereof; thence Westerly a distance of nine (9) feet to its terminus.

**B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Skagit County  
And: C. Ernest Green  
Dated: March 9, 1972  
Recorded: February 22, 1982  
Auditor's No.: 8202220023  
Regarding: Conditional use

**C. ASSESSMENT BY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, STATE OF WASHINGTON, AS DISCLOSED BY THE FOLLOWING RECORDED DOCUMENT:**

Recorded: October 2, 2001  
Auditor's No.: 200110020104  
Local Utility District (LUD) No.: 28

Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account:

Public Utility District No.1 of Skagit County  
1415 Freeway Drive  
Mount Vernon, WA 98273  
(360) 424-7104



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