



200706290057  
Skagit County Auditor

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When recorded return to:

Grant James Reefer, Trustee  
954 Skagen Drive  
Solvang, CA 93463

Recorded at the request of:  
First American Title  
File Number: A91669

### Statutory Warranty Deed

THE GRANTORS Stephen M. Babbitt, as his separate estate, and Richard L. Ault, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Grant James Reefer and Sherrell Elaine Reefer, Trustees of The Grant and Sherrell Reefer Revocable Trust dated October 14, 2005 the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A91669E-2

Abbreviated Legal:

Ptn. Blocks 15, 39 and 40, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A."

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P73550, 4109-040-010-0006, P73513, 4109-015-000-0000

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated June 7, 2007

Stephen M. Babbitt  
Stephen M. Babbitt

Richard Ault by [Signature]  
Richard L. Ault  
POA

3059  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 29 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$11,842.00  
Skagit Co. Treasurer  
By Deputy [Signature]

I certify that I know or have satisfactory evidence that Stephen M. Babbitt and Richard L. Ault, 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: 6-22-07

[Signature]  
Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-07



STATE OF WASHINGTON }  
 } ss  
County of SKAGIT }

On this ~~22nd~~ day of June, 2007, before me personally appeared Nancy E. Babbitt to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Richard L. Ault and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated the the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Vicki Hoffmann

Notary Public in and for the State of Washington  
Residing at: APACORTES

My Appointment  
Expires: 10-8-09



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## EXHIBIT A

### PARCEL "A":

All of Blocks 40 and 47, and that portion of Block 39, lying Northerly of the 60 foot wide County road conveyed to Skagit County by Deed recorded July 16, 1946, under Auditor's File No. 394003, EXCEPT Lots 1 and 2 of said Block 39; all in "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington; TOGETHER WITH vacated alley in Block 47 of said Plat; ALSO TOGETHER WITH those portions of vacated Georgia Street, Wyoming Street, Virginia Street, Montana Street, Wilkes Street, Orcas Street and Whidbey Street, which upon vacation reverted to said premises by operation of law, EXCEPT from all of the above, those portions, if any, lying within the boundaries of those certain 60 foot wide strips of land conveyed to Skagit County for road purposes by Deed recorded September 17, 1946, under Auditor's File No. 396039, and by Deed recorded July 22, 1941, under Auditor's File No. 342050, in Volume 184 of Deeds, page 373, records of Skagit County, Washington, AND ALSO EXCEPT any portions thereof lying within the boundaries of existing public rights of way; AND ALSO EXCEPT the three following described portions thereof:

- 1.) Said Block 47, TOGETHER WITH those portions of the vacated streets and alleys that would attach thereto by operation of law.
- 2.) Those portions of said Blocks 39 and 40 lying Easterly of the Southerly extension of the West line of the "PLAT OF QUAKER COVE", as per plat recorded in Volume 6 of Plats, page 37, records of Skagit County, Washington, said Southerly extension extends from the Southwest corner of Lot 19 in the "PLAT OF QUAKER COVE", South to Gibraltar Road; these portions of said Blocks 39 and 40 include those portions of the vacated streets and alleys that would attach thereto by operation of law.
- 3.) Those portions of said Blocks 39 and 40, including vacated streets and alleys, that would attach thereto by operation of law, described below:

A strip of land 60.00 feet in width lying 30 feet on each side of the following described centerline:

Commencing at the West quarter corner of Section 17, Township 34 North, Range 2 East W.M.; thence South  $00^{\circ}28'42''$  West along the West line of the Southwest  $\frac{1}{4}$  of said Section 17 to the Southwest corner of said Section 17; thence North  $62^{\circ}06'09''$  East a distance of 1,681.21 feet, more or less, to the monumented Southeast corner of Block 47 of said "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A."; thence North  $89^{\circ}29'02''$  West 30.00 feet to the true point of beginning of said centerline; thence South  $00^{\circ}29'02''$  West 68.55 feet; thence South  $27^{\circ}21'15''$  West 62.08 feet; thence South  $20^{\circ}29'45''$  West 113.87 feet, more or less, to a point on the Northerly right of way line of Gibraltar Road, said point bears North  $68^{\circ}08'03''$  East, a distance of 1,494.37 feet from the Southwest corner of said Section 17 and is the terminus of said centerline;

TOGETHER WITH that portion of said Blocks 39 and 40 lying Easterly of the East line of the above described 60.00 foot wide strip of land and Westerly of the Southerly extension of the West line of the "PLAT OF QUAKER COVE", as per plat recorded in Volume 6 of Plats, page 37, records of Skagit County, Washington, extended from the Southwest corner of Lot 19 in the "PLAT OF QUAKER COVE", South to Gibraltar Road.

(The above described 60.00 foot wide strip of land is a revision to the 60.00 foot wide easement delineated on the face of that certain Survey recorded December 16, 1999, as Auditor's File No. 199912160093. Said 60.00 foot wide strip of land also being identical with that certain "Notice of Easement" recorded March 5, 1999 as Auditor's File No. 9903050140.)



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**PARCEL "B":**

Block 15, "PLT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, TOGETHER WITH those vacated portions of adjacent streets that have reverted thereto by operation of law.

Said Parcels "A" and "B" above are collectively TOGETHER WITH a non- exclusive easement for ingress and egress over and across the Joint Access Road established by easement recorded December 29, 1999, as Auditor's File No. 199912290073.



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**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:**

In Favor Of: Blocks 47 and 67, "TOWNSITE OF GIBRALTER"  
Recorded: March 5, 1999  
Auditor's No.: 9903050140  
For: Ingress, egress and utilities, plus air, light and view  
Affects: The subject property

Affects: Said easement was partially delineated on a survey recorded as Auditor's File No. 199912160093. The terms of said easement were revised by documents recorded as Auditor's File Nos. 199912290072 and 199912290073.

**B. Terms and provisions of "Easement and Maintenance Agreement", recorded December 29, 1999, under Auditor's File No. 199912290073, which, among other things, amends the Notice of Easement recorded under Auditors File No. 9903050140, shown as Paragraph A above.**

**C. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1981  
Recorded: January 14, 1982  
Auditor's No.: 8201140060  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: A 10 foot wide portion of Parcel "A"



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