



200707190066
Skagit County Auditor

7/19/2007 Page 1 of 2 9:34AM

When recorded return to:

Mr. Frank E. Higby
1539 Silver Run Lane
Bellingham, WA 98229

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

Statutory Warranty Deed

THE GRANTOR George Oly Steinmetz, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Frank E. Higby, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

92034E-1

Abbreviated Legal:
Lot 13, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P70398, 4042-005-013-0006

Lot 13, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated July 10, 2007

George Oly Steinmetz
George Oly Steinmetz

3416
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2007

Amount Paid \$ 2936.66
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George Oly Steinmetz is the person who appeared before me, and said person 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: 7-16-07

Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008



EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of Lots 13 and 14
Dated: March 30, 1982
Recorded: April 1, 1982
Auditor's No.: 8204010036
Purpose: Ingress, egress and utilities
Area Affected: Portion of the subject property

Said instrument was modified by instrument recorded February 21, 1995, under Auditor's File No. 9502210079.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kim Lenore Churchman
And: Allen Martin Lehman
Dated: November 30, 2003
Recorded: December 3, 2003
Auditor's No.: 200312030016
Regarding: Road easement maintenance agreement

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 3, 1995
Recorded: March 17, 1995
Auditor's No.: 9503170093
Purpose: Right to enter said premises to operate, maintain, 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: Portion of the subject property



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