



200707190149

Skagit County Auditor

7/19/2007 Page 1 of 3 3:36PM

After Recording Return to:
Kelly R. Queen
125 Summerland Road
Bellingham WA 98229

Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 302886-KRK

CHICAGO TITLE CO.

IC 42954 ✓

STATUTORY WARRANTY DEED

THE GRANTOR James P. Nichols and Stephana K. Nichols, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelly R. Queen and Kelly Goodmansen, both unmarried individuals the following described real estate, situated in the County of ~~Whatcom~~ ^{Skagit}, State of Washington:

Exhibit "A" legal description attached hereto and by this reference made a part hereof

Subject to: Real Estate Taxes and Exhibit "B" attached hereto and by this reference made a part hereof

Abbreviated Legal: Pm. NE NE 2-36-3
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 360302-0-003-0109 P47576

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3425
JUL 19 2007

Dated: July 17, 2007

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By 12217 Deputy

James P. Nichols

Stephana K. Nichols

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that James P. Nichols and Stephana K. Nichols (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 7-17-07

Kathleen Kooch
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: November 2, 2009

**KATHLEEN KOOCH
STATE OF WASHINGTON
NOTARY PUBLIC
COMMISSION EXPIRES
NOVEMBER 2, 2009**

EXHIBIT "A"

PARCEL A:

The North Half of the North Half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 36 North, Range 3 East of the Willamette Meridian;

EXCEPT the West Half of the West Half thereof;

AND EXCEPT the East 30 feet reserved for road purposes;

ALSO the North 100 feet of the South Half of the North Half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 36 North, Range 3 East of the Willamette Meridian;

EXCEPT the West Half of the West Half thereof;

AND EXCEPT the East 30 feet reserved for road purposes.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress and egress as granted in instrument recorded May 26, 2000, under Auditor's File No. 200005260001, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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Exhibit "B"

Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: May 3, 1962
 Auditor's No(s): 621126, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As located

Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 10, 1964
 Auditor's No(s): 645254, records of Skagit County, Washington
 In favor of: Olympic Pipe Line Company, a Delaware corporation
 For: Pipe or pipe lines
 Affects: The East Half of the Northeast Quarter of said Section 2

Agreement, including the terms and conditions thereof; entered into;
 By: Cantershire Road and Maintenance Association
 And Between: James P. Nichols and Stephanie Nichols, et al
 Recorded: May 26, 2000
 Auditor's No.: 200005260001, records of Skagit County, Washington
 Providing: Use and maintenance and acceptance of covenants, conditions and restrictions recorded under Auditor's File No. 9409200115, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
 Recorded: September 20, 1994
 Auditor's No(s): 9409200115, records of Skagit County, Washington
 Executed By: Cantershire Road and Maintenance Association

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: September 20, 1994
 Auditor's No(s): 9409200115, records of Skagit County, Washington
 Imposed By: Cantershire Road and Maintenance Association

Terms and conditions of the easement set forth in **Parcel B of Exhibit "A"**.

Dues, charges and assessments, if any, levied by Cantershire Road and Maintenance Association.



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