



200708310212

Skagit County Auditor

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5 1:42PM

When recorded return to:

Michael L. Olsen
5400 88th St. N.E.
Marysville, WA 98270

Recorded at the request of:
First American Title
File Number: 92411

Statutory Warranty Deed

THE GRANTOR Noretap, a Washington general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael L. Olsen, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

92411E-1

Abbreviated Legal:
Section 17, Township 33, Range 5; Ptn. NE NE

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P18100, 330517-1-002-0102

4192
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2007

Dated August 28, 2007

Noretap, a Washington General Partnership

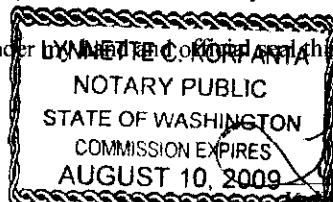
Amount Paid \$ 1874.00
Skagit Co. Treasurer
By Deputy

Peter J. Poeschel
By: Peter J. Poeschel, General Partner

Ronald Schultz
By: Ronald Schultz, General Partner

STATE OF Washington
COUNTY OF Skagit Snohomish } SS:

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Peter J. Poeschel and Ronald Schultz, to me know to be the individuals described in and who executed the foregoing instrument, as General Partners of Noretap, a Washington General Partnership, and acknowledged to me that they signed and sealed this said instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated they are authorized to execute the said instrument.

Given under my hand and the seal of the County of Skagit this 30th day of August, 2007.

Lynnette P. Korstanta
K. Hilsinger Lynnette P. Korstanta
Notary Public in and for the State of Washington
Residing at Mount Vernon Arlington
My appointment expires: 08/10/2009

EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., lying Northeasterly of "Lake Cavanaugh Road", more fully described as follows:

BEGINNING at the Northeast corner of said Section 17; THENCE South along the East line of said Section 393.94 feet; THENCE North $89^{\circ}16'28''$ West, 1073.96 feet; THENCE South $61^{\circ}54'01''$ West, 815.26 feet to the Northeasterly right-of-way line of Lake Cavanaugh Road; THENCE Northerly along said right-of-way to the North line of said Section 17, THENCE Easterly along the North line of said Section 17, to the point of beginning;

EXCEPT roads and/or right-of-ways.

(Also known as Lot "A" of that un-recorded boundary line adjustment map)



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EXCEPTIONS:

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: English Lumber Company, a Washington corporation
Dated: February 4, 1929
Recorded: March 12, 1929
Auditor's No.: 220972
As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same, provided, however, that the grantor, its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas, and by the operations of prospecting for and mining the same.

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed by: The Union Lumber Company
Recorded: June 21, 1913
Auditor's No: 97183 (Vol. 92, pg. 273)

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Atlas Lumber Company
Dated: October 20, 1913
Recorded: October 20, 1913
Auditor's No: 99016
Purpose: Railroad
Area Affected: The North 1/2 of the Southeast 1/4 of Section 17

Said document contains the following clause:

"...at any time the said Company, their successors or assigns shall abandon said right of way, the same shall revert to the Bass Lumber Company or their successors or assigns."

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Division of Forestry
Dated: June 4, 1940
Recorded: July 3, 1940
Auditor's No: 327179
Purpose: Construct and maintain a telephone line for forest protection purposes only
Area Affected: Property herein described, and other property



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Dated: June 22, 1946
Recorded: June 25, 1946
Auditor's No: 393287
Purpose: 14 foot access road
Area Affected: Property herein described, and other property

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: H. Chapin Dykers and Anne Dykers, and Obert Dykers, and Buse
Timber and Sales, Inc.
Dated: January 25, 1962
Recorded: January 25, 1962
Auditor's No: 617235
Purpose: Logging Road
Area Affected: Property herein described, and other property

G. Right-of-way for pipeline over, across, and through a portion of said premises, as granted to Pacific Northwest Pipeline Corporation, a Delaware corporation, by instrument recorded September 14, 1956, under Auditor's File No. 541540.

(Affects that portion in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$)

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Dated: October 2, 1957
Recorded: January 8, 1958
Auditor's No.: 560454
Purpose: Road purposes
Area Affected: West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 4 East, W.M.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America and its assigns
Dated: April 5, 1973
Auditor's No.: 783405
Purpose: Transmission line easement
Area Affected: Perpetual easement and right to enter and erect, maintain, repair, rebuild, operate electric power transmission structures and appurtenant signal lines

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Merrill & Ring, its successors, permittees and licensees
Dated: January 1, 2001
Recorded: January 19, 2001
Auditor's No: 200101190061
Purpose: Road
Area Affected: A portion of the subject property



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K. ROAD EASEMENT AND/OR AGREEMENTS AS INCLUDED IN THAT INSTRUMENT:

Recorded: January 19, 2001
Auditor's No.: 200101190062
First Party: Merrill & Ring
Second Party: Noretep

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Noretep – Peter J. Poeschel
Recorded: April 2, 2001
Auditor's No.: 200104020122
Regarding: Protected Critical Area (PCA) is to be left undisturbed in a natural state. No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind or planting of non-native vegetation is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with Skagit County Code 14.24.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Noretep
Recorded: September 15, 2000
Auditor's No.: 200009150053
Regarding: Title Notification – Designation of property as Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

N. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Noretep
Recorded: November 27, 2000
Auditor's No.: 200011270084
Regarding: Title Notification – Designation of property as Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

O. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Noretep
Recorded: November 27, 2000
Auditor's No.: 200011270085
Regarding: Title Notification – Designation of property as Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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