



200711280142

Skagit County Auditor

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**RECORD AT REQUEST OF AND
RETURN TO:**

Heather D. Shand Perkins
SHAND PERKINS & ASSOCIATES, PLLC
PO Box 1541
404 South First Street, Suite 201
Mount Vernon, WA 98273

QUIT CLAIM DEED

Grantor: SHIRLEY DORSEY, a single woman
Grantee: SHIRLANN, LLC, a Washington Limited Liability Company

Legal Description (Abbreviated): Lot 2, SP 91-039 in 10-35-7 E.W.M.

Assessor's Tax Parcel Identification Numbers: P102186 & 350710-3-005-0108

THE GRANTOR Shirley Dorsey, for and in consideration of Ten Dollars and Other Good and Valuable Consideration conveys and quit claims to SHIRLANN, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

5400
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 26 2007

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Amount Paid \$
Skagit Co. Treasurer
By Deputy

Parcel Number:

Legal Description: Lot 2, Short Plat No. 91-039, approved September 12, 1991, recorded October 1, 1991, in Book 10 of Short Plats, page 10, under Auditor's File No. 9110010015, and being a portion of the Southeast ¼ of the Southwest ¼ of section 10, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

This sale includes a 1999 Skyline 58x28 Mobile Home
Title Eliminated under Auditor's File No. 199910180061.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

DATED this 20th day of November, 2007.

GRANTOR:

BY: SHIRLEY A. DORSEY

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 20th day of November, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared SHIRLEY A. DORSEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

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HSP
Print Name: H. Shand Perkins
NOTARY PUBLIC in and for the State of
Washington,
residing at Arlington, WA
My Appointment expires: 6/5/09



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State Division of Forestry
Purpose: To construct and maintain a fire protection road
Area Affected: The exact location is not disclosed on the record
Dated: March 15, 1934
Recorded: March 20, 1937
Auditor's No.: 288257

B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 91-039
As Follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
3. Water - Individual wells; Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.
4. Individual on-site sewage systems.
5. Easement per Burlington Northern Agreement #CX9016105.

C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Ingress, egress and utilities
Affects: That portion shown on said Short Plat

D. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: March 15, 1993
Recorded: September 1, 1993
Auditor's No.: 9309010117

E. WAIVER AND COVENANT NOT TO SUE:

Recorded: August 29, 1994
Auditor's No.: 9408290004



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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Shamrock Lands, Inc. f/k/a Conifer Timber, Inc.
Purpose: For ingress, egress and utilities
Area Affected: An easement for ingress, egress and utilities over that portion of Lot 2 of Short Plat 91-039 as shown on the face of said Short Plat, including the Southerly 15 feet of the Easterly 299.57 feet of said Lot 2, Situate in the County of Skagit, State of Washington
Dated: November 15, 1994
Recorded: November 22, 1994
Auditor's No.: 9411220002

G. TERMS AND CONDITIONS OF LOW FLOW MITIGATION SUMMARY:

Recorded: January 15, 1999
Auditor's No.: 9901150101

H. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: January 15, 1999
Auditor's No.: 9901150102
As Follows:

This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture-NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay.



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