

When recorded return to:
Shortgo Guys, LLC
C/O Clay Learned, Managing Member
108 Gilkey
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: B89694



200812090067
Skagit County Auditor

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200811180058
Skagit County Auditor

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Statutory Warranty Deed

RE-RECORD TO CORRECT LEGAL

B89694E-1

THE Robert A. Cunningham, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Shortgo Guys, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal
Section 22, Township 35, Range 10; Ptn. NE NE

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"

Tax Parcel Number(s) OTV 357022-1-001-0008(045442)

Dated 10.27/2008

Robert A. Cunningham
Robert A. Cunningham

3958
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 09 2008

3761
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 18 2008

STATE OF Washington
COUNTY OF Skagit } By _____ } SS:

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

Amount Paid \$ 4615.20
Skagit Co. Treasurer
By Man Deputy

I certify that I know or have satisfactory evidence that Robert A. Cunningham, 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: 10-28-08

Sandra Dellson

Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2/20/2011

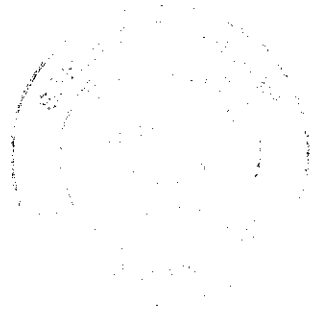


EXHIBIT 'A'

Lots 1, 2 and 3 of Short Plat No. PL-06-1023, approved November 17, 2008 and recorded as Auditor's File No. 200811180001, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Northeast ¼ of Section 22, Township 35 North, Range 10 East, W.M..

"The Grantors hereby reserve for the benefit of lot 4 of said Short Plat, a non-exclusive easement for ingress, egress, roadway and utilities, as delineated on Liberty Bell Lane of said Short Plat and as provided for by Road Maintenance Agreement recorded as Auditor's File No. 20011180004"



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle
 Recorded: October 22, 1929
 Auditor's No.: 227885
 Purpose: Electric transmission system
 Area Affected:

A strip of land 150 feet wide, Northwesterly of and adjacent to that certain 100 foot wide right-of-way as condemned in Skagit County Superior Court Cause No. 9510.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle
 Recorded: August 9, 1929
 Auditor's No.: 229305
 Purpose: Electric transmission system
 Area Affected:

The Northeast 1/4 of the Northeast 1/4 of Section 22, Township 35 North, Range 10 East, W.M., EXCEPT the South 30 feet thereof for County Road. The easement limits extend 75 feet on each side of the center line of survey of said system.

Said easement was modified by document recorded under Auditor's File No. 295893.

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Construction, operation and maintenance of electric transmission system
 In Favor of: City of Seattle
 Affects: Over a strip of land 150 feet wide, Northwesterly of and adjacent to the City of Seattle Skagit River railway right-of-way
 Condemned In: Skagit County Superior Court Cause No. 13420

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
 In Favor of: City of Seattle
 Affects: A strip of land 55 feet in width on the Southeasterly side of the Seattle Municipal Railway right-of-way
 Condemned In: Skagit County Superior Court Cause No. 20724



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Order No: B89694

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle, a municipal Corporation
Dated: August 29, 1949
Recorded: August 30, 1949
Auditor's No.: 435256
Purpose: For the purpose of access to, and protection of, Grantee's adjacent electric transmission lines
Area Affected: A strip of land 55 feet in width

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Future electric transmission and distribution line facilities
In Favor of: City of Seattle
Recorded: August 20, 1965
Auditor's No.: 670628
Affects: One-hundred (100) foot wide strip of land that was the former right-of-way condemned in Skagit County Superior Court Cause No. 9510.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Glacier View Ranch
Dated: November 10, 2005
Recorded: November 14, 2005
Auditor's No.: 200511140270
Purpose: Ingress, egress and utilities
Area Affected: East 60 feet of the subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William Barnett
Dated: May 28, 1999
Recorded: July 12, 1999
Auditor's No.: 9907120206
Purpose: Access and utilities
Area Affected: A 60 foot wide strip of land running North and South through the center of the subject property (See Note No. 4)

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

Recorded: October 31, 2000
Auditor's No.: 200010310089
Regarding: Title Notification - Development Activities

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.

J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 9, 2007
Auditor's No.: 200701090106



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K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SHORT PLAT:

Short Plat No.:	PL-06-1023
Recorded:	November 18, 2008
Auditor's No.:	20081180001



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