

When recorded return to:

Margaret E. Connole
17325 Olympic Place
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A96471



200902260128
Skagit County Auditor

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Statutory Warranty Deed

A96471-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS R. Kevin Connor, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Margaret E. Connole, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tract 23, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT"

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P69767, 4021-000-023-0000

Dated 2/23/2009

R. Kevin Connor
R. Kevin Connor

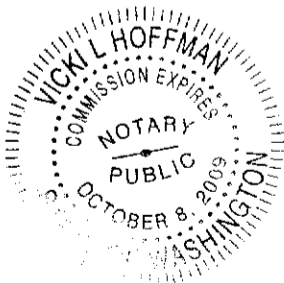
Sally Connor
Sally Connor

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that R. Kevin Connor and Sally Connor, 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: 2-24-09

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009



517
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 26 2009

Amount Paid \$ 6537.60
Skagit Co. Treasurer
By *Jp* Deputy

EXHIBIT A

Those premises appearing substantially of record as Tract 23, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, which premises are in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said subdivision; thence South $89^{\circ}03'45''$ East along the South line of said subdivision, a distance of 463.11 feet to a point on the center line of that county road known as the Sky Ridge Road; thence North $0^{\circ}25'30''$ East along the center line of said Sky Ridge Road, a distance of 252.39 feet to the P.I. of a curve to the right having a radius of 229.18 feet, a central angle of $53^{\circ}01'$ and a degree of a curvature of $25^{\circ}00'$; thence North $53^{\circ}26'30''$ East along the center line of said Sky Ridge Road a distance of 225.33 feet; thence North $0^{\circ}25'30''$ East a distance of 233.08 feet to the true point of beginning of this description; thence continuing North $0^{\circ}25'30''$ East a distance of 150.00 feet; thence East a distance of 161.07 feet to a point on the West line of the county road known as the Sound View Road; thence South along the West line of said Sound View Road a distance of 150.00 feet; thence West a distance of 162.18 feet to the true point of beginning of this description, EXCEPT the West 30 feet thereof for road right of purposes.



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EXHIBIT "B"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Frederick H. Stockfleth and Laufey Stockfleth,
husband and wife
Recorded: March 1, 1974
Auditor's No.: 797349

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: February 23, 1967
Auditor's No.: 695215
Purpose: Water pipe lines
Area Affected:

A strip of land 25.00 feet in width within that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ in Section 32, Township 34 North, Range 4 East, W.M., lying 12.50 feet on each side of the following described center line: Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.; thence South $87^{\circ}58'$ East a distance of 408.50 feet, said point being the true point of beginning of this description; thence South $0^{\circ}02'40''$ East a distance of 522.85 feet; thence 427 feet, more or less, to the county road.



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