



201011150294
Skagit County Auditor

11/15/2010 Page 1 of 5 3:48PM

AFTER RECORDING MAIL TO:

Name Gregory Brooke and Sheri Easley
Address 20468 Penne Lane
City, State, Zip Burlington WA 98233

GUARDIAN NORTHWEST TITLE CO.

17-33-5 PTN NE-SE LOT 5 SURVEY 8903270065

94751

Escrow Number: R10-00618-DD

Special Warranty Deed

THE GRANTOR(S) First Horizon Home Loans, a division of First Tennessee Bank National Association who acquired title as First Horizon Home Loans, a division of First Tennessee Bank National Association, for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Gregory P. Brooke, a single individual
Sheri L. Easley, a single individual

the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE

Commonly Known As: 25954 Lake Cavanaugh Rd, Mount Vernon, WA 98274

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "B" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 33051720010101, 33051720010800

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.


Dated September 16, 2010

First Horizon Home Loans, a division of First Tennessee Bank National Association

By 
US Real Estate Services, Inc., as Attorney-in-Fact

3471
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2010

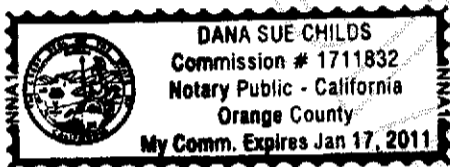
Amount Paid \$ 6571.42
Skagit Co. Treasurer
By  Deputy

STATE OF **California** }
COUNTY OF **Orange** } SS.

ACKNOWLEDGMENT – Attorney In Fact - Corporate

On September 16, 2010 before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Kiann Suess, to me known to be the Assistant Vice President of US Real Estate Services, Inc., as agent and as Attorney in Fact for First Horizon Home Loans, a Division of First Tennessee Bank National Association, and acknowledged that he/she signed the same in his/her capacity as Vice President of US Real Estate Services Inc., as agent and Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



Dana Sue Childs

Notary Public in and for the State of California
Residing at Ladera Ranch, Orange County

My Commission Expires: January 17, 2011

Property: 25954 Lake Cavanaugh Rd, Mount Vernon, WA 98274



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EXHIBIT "A"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 5, of that certain Survey recorded March 27, 1989, in Volume 8 of Surveys, Page 154, under Auditor's File No. 8903270065, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 5 East, W.M., EXCEPT that portion conveyed to Skagit County for Lake Cavanaugh Road by Deed recorded April 24, 1991, under Auditor's File No. 9104240061, records of Skagit County, Washington.

Property: 25954 Lake Cavanaugh Road, Mount Vernon, WA 98274



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Exhibit "B"

RESERVATIONS CONTAINED IN DEED

Executed by: The Union Lumber Company
Recorded: June 21, 1913
Auditor's No: 97183, Volume 92, Page 273
As Follows: All mineral rights

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of 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

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: H. Chapin Dykers and Anne Dykers; 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: Subject property and other property

RESERVATIONS CONTAINED IN DEED

Executed by: Pope & Talbot, Inc., a Delaware Corporation
Recorded: December 8, 1986
Auditor's No: 8612080087
As Follows:

Reserving to Seller, its successors and assigns forever, the full, complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in instruments of record, with the right of entry upon said land to prospect and explore for, and also to take, mine and remove the same, provided said purchaser, its successors and assigns, shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 20, 1988
Recorded: December 20, 1988
Auditor's No: 8812200042

Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: March 27, 1989
Auditor's No: 8903270065



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EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 8, 1991
Recorded: April 23, 1991
Auditor's No: 9104230086
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A right of way 10 feet in width

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 18, 1992
Recorded: February 18, 1992
Auditor's No: 9202180112
Executed by: Jerry E. Findley and Terry L. Findley

AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Jerry E. Findley and Terry L. Findley
And: Skagit County
Dated: October 26, 1993
Recorded: October 27, 1993
Auditor's No: 9310270102
Regarding: Drinking Water System Status Report



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