



201103170110

Skagit County Auditor

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When recorded return to:  
Janine T. Ward and Leif Johnson

Recorded at the request of:  
Guardian Northwest Title  
File Number: 101334

### Statutory Warranty Deed

THE GRANTOR James O'Bryan, also appearing of record as James E. O'Bryan, as his separate estate James O'Bryan, also appearing of record as James E. O'Bryan, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leif Johnson, a single individual and Janine T. Ward, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 17, Township 35, Range 4; Ptn. SE NE

GUARDIAN NORTHWEST TITLE CO.

101334

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P36812, 350417-1-013-0009

Dated 3-16-11

James E. O'Bryan  
James E. O'Bryan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 757

MAR 17 2011

Amount Paid \$ 4455.<sup>00</sup>  
Skagit Co. Treasurer  
By Janine Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James E. O'Bryan, 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: 3-16-11



Cheryl A. Froehlich  
Printed Name: Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 3-21-11

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: January 16, 1941  
Recorded:: January 28, 1941  
Auditor's No.: 334566  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Area Affected: The center line of said transmission and distribution line to be located as follows:

A strip of land 16 feet in width the center line of which is described as follows: Beginning at a point on the Southwest line of the John Kelleher Road at a point 103 feet West of the East line of the Northeast ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 4 East W.M.; thence South 1°30' East 422 feet to the South line of said Northeast ¼ of the Northeast ¼ being the true point of beginning; thence South 1°30' East 345 feet; thence South 27°0' West 400 feet; thence South 62°40' West 200 feet to the West line of said tract.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: January 17, 1941  
Recorded:: February 26, 1941  
Auditor's No.: 335736  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Area Affected: The center line of said transmission and distribution line to be located as follows:

A strip of land 16 feet in width the center line of which is as follows: Beginning at a point on the Southwest line of the John Kelleher Road at a point 103 feet West of the East line of the Northeast ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 4 East W.M.; thence South 1° East 422 feet to the South line of said ¼.

C. Determination and/or question as to location and width of easement described in description covered herein.

D. Right-of-way of Drainage District No. 14 as acquired by decree entered in Skagit County Superior Court Cause No. 3604 as it crosses the easement described in description covered herein.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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## EXHIBIT A

All that portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East W.M., lying Easterly of the following described line:

Beginning at the Northeast corner of said subdivision; thence South  $89^{\circ}39'21''$  West along the North line of said subdivision a distance of 616.66 feet to a point which bears North  $89^{\circ}39'21''$  East a distance of 681.58 feet from the Northwest corner of said subdivision (this distance is given in previous deeds as 693 feet), said point being the true point of beginning for a boundary line between the Fox and O'Bryan properties as established by deeds recorded under Auditor's File Nos. 851488 and 851489, records of Skagit County, Washington; thence South  $0^{\circ}01'51''$  West a distance of 615.37 feet to a point on the North line of the South 703.89 feet to said subdivision; thence North  $89^{\circ}40'18''$  East a distance of 123.75 feet; thence South  $0^{\circ}01'51''$  West a distance of 703.89 feet to the South line of said subdivision and the terminal point of this line description, said point bearing South  $89^{\circ}40'18''$  West a distance of 482.42 feet from the Southeast corner of said subdivision and said point being 2 feet West of an existing fence corner.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an existing road described as follows:

Beginning at a point on the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 17 which is 363 feet, more or less, West of the Southeast corner of said subdivision; thence Northwesterly to the Olympic Marsh Hill Ditch; and thence North to the County road. (See Easement - Was granted under Auditor's File No. 858030.)



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