



201109230117

Skagit County Auditor

9/23/2011 Page 1 of 3 4:02PM

When recorded return to:
Henrik V. Christiansen and Malia I Christiansen
12876 Summit Trail Lane
Anacortes, WA 98221

Recorded at the request of:

File Number: A102476

Statutory Warranty Deed

A102476-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Douglas B. Shepherd and Sandra L. Shepherd, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Henrik V. Christiansen and Malia I Christiansen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 4, Township 34, Range 2; Ptn. SE SE (aka Lots 1 and 3, Short Plat No. PL-10-0206)

Tax Parcel Number(s): P106852, P130497, 340204-4-019-0100, 340204-4-019-0100

Lots 1 and 3, Short Plat #PL-10-0206, approved January 11, 2011, recorded January 12, 2011 under Auditor's File No. 201101120057, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 34 North, Range 2 East W.M., and Government Lots 1 and 2 of Section 9, Township 34 North, Range 2 East W.M..

TOGETHER with and subject to a non-exclusive easement for ingress, egress and utilities as described in documents recorded under Auditor's File Nos. 9510090036, 200409210127 and delineated on the face of Short Plat #PL-04-0070 and Short Plat #PL-10-0206.

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 "A" attached hereto

Dated 9/14/2011

Douglas B. Shepherd

Sandra L. Shepherd

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 2858

SEP 23 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 9706.00
Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Douglas B. Shepherd and Sandra L. Shepherd, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-16-11

Vicki L Hoffman

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

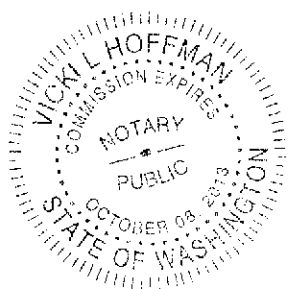


EXHIBIT A

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: April 25, 1957
Recorded: May 3, 1957
Auditor's No.: 550862
Purpose: Right-of-way for pipelines 50 feet in width over and across Section 9

B. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File Nos. 91418, 108593 and 164186, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry. This matter applies only to that portion of said premises comprising tidelands of the Second Class.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. RESERVATION CONTAINED IN DEED.

Executed by: Scott Paper Company, a Pennsylvania Corporation
Dated: July 7, 1989
Recorded: July 7, 1989
Auditor's No.: 8907070037
Regarding: Reservation of minerals

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 6, 1997
Recorded: January 9, 1998
Auditor's No.: 9801090065
Purpose: Right to enter said premises to operate, maintain, 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: Reference is hereby made to the record for full particulars



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G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Midgie Enterprises, LLC
Auditor's No.: September 21, 2004
Purpose: 200409210127

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. PL-04-0070
Recorded: September 21, 2004
Auditor's No.: 200409210129

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: August 24, 2004
Recorded: September 21, 2004
Auditor's No.: 200409210128
Purpose: Protected Critical Area Easement Agreement
Area Affected: Affects Tracts A and B, protected critical areas only

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Midgie Enterprises, LLC
And: Midgie Enterprises, LLC
Dated: November 4, 2004
Recorded: November 10, 2004
Auditor's No.: 20041100101
Regarding: Beneficial Pipeline Easement

K. 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: September 15, 2005
Auditor's No.: 200509150184

L. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. PL-10-0206
Recorded: January 12, 2011
Auditor's No.: 201101120057

M. 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 12, 2011
Auditor's No.: 201101120058



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