AFTER RECORDING MAIL TO:
Mr. and Mrs. Bryan Walrod
20687 State Route 20
Burlington, WA 98233

200508020050
Skagit County Auditor
8/2/2005 Page 1 of 2 11:31AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85296

Statutory Warranty Deed

Grantor(s): Larry F. Walrod and Karla M. Walrod
Grantee(s): Bryan F. Walrod and Alauna L. Walrod
Assessor's Tax Parcel Number(s): 3867-000-004-0309, P62268

FIRST AMERICAN TITLE CO.
B85296-1

THE GRANTOR Larry F. Walrod and Karla M. Walrod, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Bryan F. Walrod and Alauna L. Walrod, husband and wife** the following described real estate, situated in the County of **Skagit**, State of Washington.

That portion of the East ½ of Lots 3 and 4, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, in Section 28, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest ¼ of the Southeast ¼ of said Section 28; thence North 1 degree 17' East along the East line of said subdivision 225.76 feet to a point on the North line of the Cascade Highway as conveyed to Skagit County by document recorded March 12, 1934, under Auditor's File No. 260775; thence South 60 degrees 42' West along the North line of said highway, 32.99 feet to a point on the West line of a 30 foot County Road, said point being the true point of beginning of this description; thence South 60 degrees 42' West along the North line of said Cascade Highway 326.02 feet to a point of intersection with the North line of a 60 foot County Road; thence North 86 degrees 17'40" West along the North line of said County road 58.37 feet; thence North 0 degrees 58' East 704.11 feet; thence South 88 degrees 43' East 342.95 feet to a point on the West line of a 30 foot County Road; thence South 1 degree 17' West along the West line of said County Road 540.70 feet to the true point of beginning.

EXCEPT that portion thereof, if any, lying within the boundaries of "LASHLEY'S PLAT, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 100, records of Skagit County, Washington.

ALSO EXCEPT that portion thereof, if any, lying Northerly of a line extended South 88 degrees 43' East from a point on the East line of Lot 12 of said "LASHLEY'S PLAT", that is South 0 degrees 58' West 105 feet from the Northeast corner of said Lot 12.

SUBJECT TO: Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: July 1, 2005

Larry F. Walrod

Karla M. Walrod

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#4165
AUG 02 2005
4010.00
Amount Paid $
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry F. Walrod and Karla M. Walrod, 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: 7-29-05

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-20-07

SANDRA D. OLSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 2-20-2007

LPB-10

Exhibit "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	June 20, 1959
Recorded:	July 1, 1959
Auditor's No.:	582607, Volume 303, page 222
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location:	As surveyed, staked and agreed upon by both parties

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	State of Washington and its assigns
Dated:	October 24, 1994
Recorded:	October 24, 1994
Auditor's No.:	9410240076
Purpose:	Constructing and maintaining highway slopes in excavation and/or embankment and constructing a gabion wall

Area Affected:

All that portion of the subject property lying Southeasterly of a line beginning at Highway Engineer's Station (hereinafter referred to as HES) 82+45 [metric 99+929.901] on the SR 20 survey line of SR 20, N. Regent Street Vic. To Sterling Road Vic; thence Northwesterly to a point opposite said HES 82+45 and 40 feet [metric 12.192 meters] Northwesterly therefrom; thence Northeasterly parallel with said survey line to a point opposite HES 83+60 [metric 99+964.953] thereon; thence Northwesterly to a point opposite said HES 83+60 and 50 feet [metric 15.240 meters] Northwesterly therefrom; thence Northeasterly parallel with said survey line to a point opposite HES 84+60 [metric 99+995.433] thereon; thence Southeasterly to a point opposite said HES 84+60 and 40 feet [metric 12.192 meters] Northwesterly therefrom; thence Northeasterly parallel with said survey line to a point opposite HES 85+90 [metric 100+035.057] thereon; thence Southeasterly to said HES 85+90 on said survey line and the end of this line description.

UNOFFICIAL DOCUMENT