

When recorded return to:  
Seattle City Light  
Real Estate Services  
Attn: Mary Davis, SMT Room 3338  
700 - 5<sup>th</sup> Avenue, Suite 3200  
Post Office Box 34023  
Seattle, WA 98124-4023



Skagit County Auditor  
2/2/2015 Page 1 of 4 1:47PM \$75.00 ✓

Recorded at the request of:

File Number: A108372

GUARDIAN NORTHWEST TITLE CO.  
Statutory Warranty Deed

A108372

THE GRANTOR Learned's Little Houses, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE City of Seattle, a municipal corporation of the State of Washington, acting by and through its City Light Department the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 27, Township 35 North, Range 5 East; Ptn. SE - SE (aka Tract B of Unrecorded SP #59-72)

For Full Legal See Attached Exhibit "A"

RESERVING an easement across P40305 for ingress and egress to adjoining properties, P40303 and P40304, also known as ROF Lane and Rof Lane. Said easement is limited to the existing twelve-foot wide dirt road and for single family residential use only. Grantor agrees to maintain and repair said road at grantor's expense.

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): P40305, 350527-4-003-0200

Dated 1/21/2015

Learned's Little Houses, LLC

By: Clay Learned, Managing Member

By: Virginia Learned, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

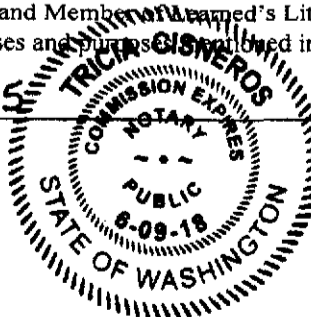
2015334  
FEB 02 2015

Amount Paid \$2,052.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clary Learned and Virginia Learned are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Member and Member of Learned's Little Houses, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/21/15



*Tricia Cisneros*  
Notary Public in and for the State of Washington  
Residing at Burlington WA  
My appointment expires: 6-9-18

**EXHIBIT A**

The West 80.02 feet of the East 223.23 feet of that portion of the Southeast ¼ of the Southeast ¼ of Section 27, Township 35 North, Range 5 East, W.M., lying Southerly of the Skagit River, EXCEPT County Road; said premises being also known as Tract "B" of unrecorded Skagit County Short Plat No. 59-72, approved September 13, 1972.

TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes over and across the West 80.02 feet of the East 303.25 feet of the South 40.00 feet of said subdivision.



201502020112

Skagit County Auditor  
2/2/2015 Page

2 of

4

1:47PM

\$75.00

LPB 10-05(i-l)  
Page 2 of 2

EXHIBIT B

**EXCEPTIONS:**

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. 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.)

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John G. Sternhagen, et ux  
And: Marvin R. Kuehnoel and Fae M. Kuehnoel, husband and wife  
Dated: September 30, 1986  
Recorded: November 10, 1986  
Auditor's No.: 8611100010  
Regarding: Water agreement and access for same, including costs

Said agreement was amended on October 16, 2009 under Auditor's File No. 200910160040.

D. Easement for ingress, egress and utilities over and across the South 60 feet of the subject property in favor of adjoining property owners as disclosed by document recorded under Auditor's File No. 777374.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: 59-72  
Recorded: Unrecorded and disclosed by Skagit County Tax Rolls



Skagit County Auditor \$75.00  
2/2/2015 Page 3 of 4 1:47PM

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 24, 2005  
Auditor's No.: 200505240132  
Regarding: Development Activities On or Adjacent to Designated  
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 27, 2005  
Auditor's No.: 200505270240  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



201502020112

Skagit County Auditor

2/2/2015 Page

4 of

4

\$75.00

1:47PM