



201011100067
Skagit County Auditor

11/10/2010 Page 1 of 2 3:57PM

When recorded return to:

Mr. Aaron D. Hoffman
24847 Northwood Lane
Sedro-Woolley, WA 98284

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 137914-OE

Grantor: Cary Hamilton and Heidi Hamilton
Grantee: Aaron D. Hoffman

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CARY HAMILTON and HEIDI HAMILTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to AARON HOFFMAN, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: NW 1/4 Of SW 1/4, 5-35-5 E W.M. *ADH*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350505-3-002-0001, P38469

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 137914-OE.

Tax Parcel Number(s): 350505-3-002-0001, P38469

Dated 11/8/10

Cary Hamilton
Cary Hamilton

Heidi Hamilton
Heidi Hamilton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3436
NOV 10 2010

Amount Paid \$ 6947
By *mem* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cary Hamilton and Heidi Hamilton the person(s) 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.

Dated: 11/8/10

Anneliese Maria Farrell

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/12

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 6-28-2012

EXHIBIT A

PARCEL "A":

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement upon, over, under, through, across and along a strip of land 40 feet in width, as conveyed in instrument recorded May 31, 1988, under Auditor's File No. 8805310033, and an Addendum to Grant of Easement recorded August 21, 2000, under Auditor's File No. 200008210069, and being described as follows:

The East 750 feet of the South 40 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities, upon, over, under, through, across and along strips of land in varying widths, being described as follows:

- 1.) Northwood Lane, as shown on the face of Short Plat No. 96-0102, approved September 23, 1997, recorded October 17, 1997, in Book 13 of Short Plats, pages 51 and 52, under Auditor's File No. 9710170121, and being a portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M.
- 2.) The North 30 feet of that portion of Lots 2 and 3 of said Short Plat No. 96-0102, lying Easterly of Northwood Lane
- 3.) The North 30 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M.

EXCEPT the West 45.20 feet thereof, as measured perpendicular to the West line of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.



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