

When recorded return to:
Wyatt J. Hendricks
3710 W. 5th Street
Anacortes, WA 98221



201105030085
Skagit County Auditor

5/3/2011 Page 1 of 2 3:34PM

Recorded at the request of:

File Number: A101775

Statutory Warranty Deed

A101775-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ted A. Nibarger and Irene E. Nibarger, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wyatt J. Hendricks, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 14-17, Block 1109, "NORTHERN PACIFIC ADDITION TO ANACORTES"

Tax Parcel Number(s): P120091, 3809-109-017-0100

The West 5 feet of Lot 14, all of Lots 15 and 16, and the East 20 feet of Lot 17, Block 1109, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

(Also known as Lot C of Survey recorded February 14, 2003, under Auditor's File No. 200302140054, records of Skagit County, Washington).

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 4/28/2011

Ted A. Nibarger
Ted A. Nibarger

Irene E. Nibarger
Irene E. Nibarger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1305

MAY 03 2011

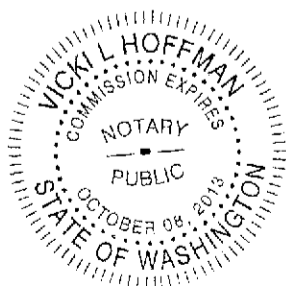
ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }
County of SKAGIT } ss

Amount Paid \$ 4419.40
By *Tulm* Skagit Co. Treasurer Deputy

On this 2ND day of May, 2011, before me personally appeared Corey Nibarger to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Ted A. Nibarger and Irene E. Nibarger and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated the the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Vicki L Hoffman
Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at: Anacortes, WA
My Appointment Expires: 10/08/2013

EXCEPTIONS:

EXHIBIT A

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

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

Recorded: February 14, 2003
Auditor's No.: 200302140054

Said matters include but are not limited to the following:

Utility services are shown where visible. Underground services may be located adjacent to or within the boundaries of this property.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 10, 2003
Recorded: April 22, 2003
Auditor's No.: 200304220084
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to: underground facilities lying adjacent to West 5th Street

Area Affected:



201105030085

Skagit County Auditor