



201111220083

Skagit County Auditor

11/22/2011 Page 1 of 3 4:10PM

When recorded return to:
Curtis W. Friedman and Carol L. Friedman
2404 37th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A102395

Statutory Warranty Deed

A102395 -1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sarah M. Swendsen, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Curtis W. Friedman and Carol L. Friedman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 5 of Survey No. 9111180093, Ptn. of Block 32, "KELLOGG AND FORD'S ADDITION TO ANACORTES, WASHINGTON"

For Full Legal See Attached Exhibit "A"

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): P103566, 3800-032-012-0001

Dated 11/11/2011

Sarah M. Swendsen
Sarah M. Swendsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113550

NOV 22 2011

Amount Paid \$ 4455.⁰⁰

Skagit Co. Treasurer
By nan Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sarah M. Swendsen, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-11-11

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

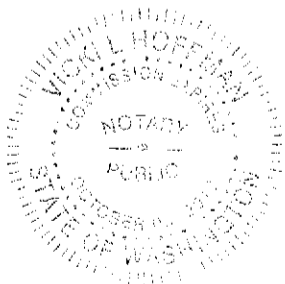


EXHIBIT A

Tract 5 of Survey recorded November 18, 1991 in Volume 12 of Surveys, pages 19 and 20 under Auditor's File No. 9111180093 records of Skagit County, Washington; being a portion of Lots 6, 7, 8, 12, 13 and 14, and vacated alley in Block 32, "KELLOGG AND FORD'S ADDITION TO ANACORTES, WASHINGTON", as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington more particularly described as follows:

Commencing at the Southeast corner of said Block 32, "KELLOGG AND FORD'S ADDITION TO ANACORTES, WASHINGTON"; thence North $89^{\circ}23'48''$ West 60.00 feet along the South line of said Block 32 to the true point of beginning; thence North $0^{\circ}01'56''$ West 82.00 feet parallel with the East line of said Block 32; thence North $61^{\circ}01'04''$ West 46.28 feet; thence North $89^{\circ}23'48''$ West 47.52 feet; thence North $0^{\circ}01'56''$ West 112.00 feet to the North line of said Block 32; thence South $89^{\circ}23'48''$ East 76.00 feet along said North line; thence South $0^{\circ}01'56''$ East 93.17 feet; thence South $61^{\circ}01'04''$ East 48.02 feet; thence South $0^{\circ}01'56''$ East 100.00 feet to the South line of said Block 32; thence North $89^{\circ}23'48''$ West 30.00 feet along said South line to the true point of beginning.



201111220083
Skagit County Auditor

LPB 10-05(i-1)
Page 2 of 2

EXHIBIT "B"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: October 15, 1991
Auditor's No. 9110150077
Purpose: The right, privilege and authority to construct, improve, repair and maintain a sewer line
Area Affected: The vacated alley of Block 32, "KELLOGG AND FORD'S ADDITION TO ANACORTES, WASHINGTON" as per plat recorded in Volume 1 of plats, page 41, records of Skagit County, Washington.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: October 21, 1991
Recorded: November 1, 1991
Auditor's No.: 9111010061
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Location: Right-of-way #1: That certain vacated alley lying within the above described property

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Triple T Construction
And: Property owners of record
Dated: August 31, 1993
Recorded: September 3, 1993
Auditor's No.: 9309030039
Regarding: Easements, Restrictions and Private Road Maintenance Agreement

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owner of Tract 1
Recorded: March 30, 1994
Auditor's No. 9403300132
Purpose: Access, drainage
Area Affected: See document

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

Name: Survey
Recorded: November 18, 1991
Auditor's No.: 9111180093

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: James E. and Sarah M. Swendsen
Recorded: August 26, 1997
Auditor's No. 9708260094
Purpose: Encroachment agreement
Area Affected: Portion of Real Estate under search



201111220083
Skagit County Auditor