

When recorded return to:
Jane H. Clark
2215 Cascade Court
Anacortes, WA 98221



201303010075
Skagit County Auditor

3/1/2013 Page 1 of 2 10:19AM

Recorded at the request of:

File Number: A105268

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A105268

THE GRANTOR Floie M. Vane, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jane H. Clark, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 31, Forest Ridge P.U.D. Phase I, Amended

Tax Parcel Number(s): P117338, 4764-000-031-0000

Unit 31, FOREST RIDGE P.U.D., PHASE I, according to the amended Plat thereof, recorded under Auditor's File No. 200011080122, 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 2/22/2013

Floie M. Vane
Floie M. Vane

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013709
MAR 01 2013

Amount Paid \$ 6858.⁰⁰
Skagit Co. Treasurer
By Tram Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Floie M. Vane, 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: 2-27-13

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

EXCEPTIONS:

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

Dated: October 31, 2000
Recorded: November 1, 2000
Auditor's No: 200011010001
Executed by: Vintage Investments, Inc.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Amended Forest Ridge PUD Phase 1
Recorded: November 8, 2000
Auditor's No: 200011080122

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

Recorded: June 6, 2012
Auditor's No.: 201206060088
Regarding: Native Growth Protection Area Agreement

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.



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