

When recorded return to:
Kenneth S. Sides
36 Makah Way
La Conner, WA 98257



201304190088
Skagit County Auditor

4/19/2013 Page 1 of 3 2:19PM

Recorded at the request of:

File Number: 105498

Statutory Warranty Deed

105498-2

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sharon L. Speedy, Trustee of the Robert P. Speedy 'B' Trust for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE Kenneth S. Sides, a married man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 14, Block 8, Eastgate No. 2; 3908-008-014-0004 (P65189)

Lot 2, Block 8, Eastgate No. 1; 3907-008-003-0008 (P65170)

Section 21, Township 34 North, Range 4 East; Ptn. NW SE 340421-0-050-0000 (P27048)

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): **P65189, 3908-008-014-0004, P65170, 3907-008-003-0008, P27048, 340421-0-050-0000**

Dated 4-16-13

The Robert P. Speedy 'B' Trust

Sharon L. Speedy
By: Sharon L. Speedy, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131400

APR 19 2013

Amount Paid \$ 2675.⁰⁰
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon L. Speedy is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Trustee of The Robert P. Speedy 'B' Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-16-13

Katie Hickok

Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2015

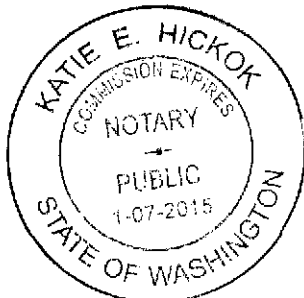


EXHIBIT A

Parcel A:

Lot 14, Block 8, "EASTGATE ADDITION, PLAT NO. 2", as per plat recorded in Volume 8 of Plats, Page 88, records of Skagit County, Washington.

Parcel B:

Lot 2, Block 8, "EASTGATE ADDITION, PLAT NO. 1" as per plat recorded in Volume 7 of Plats, Page 40 ½, records of Skagit County, Washington.

Parcel C:

That portion of the Northwest quarter of the Southeast quarter of Section 21, Township 34 North, Range 4 East W.M., described as follows: Beginning at the Southwest corner of Lot 3, Block 8, "EASTGATE ADDITION, PLAT NO. 1", according to the plat recorded in Volume 7 of Plats, page 40 ½, records of Skagit County, Washington; thence North 89°30'10" West a distance of 85.00 feet; thence North 0°52'03" East a distance of 135.00 feet; thence South 89°30'10" East a distance of 85.00 feet to the West line of Lot 2, Block 8 of said Eastgate Addition; thence South 0°52'30" West along the West line of Lots 2 and 3 of said Block 8, a distance of 135.00 feet to the point of beginning;

TOGETHER WITH Tract "A" of "EASTGATE ADDITION, PLAT NO. 3", as per plat recorded in Volume 13 of Plats, pages 94 through 96, inclusive, records of Skagit County, Washington.



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Exhibit B

SCHEDULE "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: April 22, 1965
Recorded: April 22, 1965
Auditor's No.: 665177
Executed By: Lloyd Colvin and Viola May Colvin, husband and wife

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 23, 1956
Recorded: February 24, 1956
Auditor's No.: 532098
Executed By: Lloyd Colvin and Viola M. Colvin, husband and wife

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Louise Sharon Speedy as Trustee of the Speedy Family
Trust, dated November 8, 1993
Recorded: APRIL 19, 2013
Auditor's No. 201304190087
Purpose: Sewer line
Area Affected: An Easterly portion of Tract "A" of Parcel "C"



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Skagit County Auditor