



When recorded return to:
Noel L. Woodward
5817 Cove Landing Road, Apt. # 202
Burke, VA 22015

Skagit County Auditor \$73.00
5/30/2013 Page 1 of 2 3:31PM

Recorded at the request of:
File Number: A105828

Statutory Warranty Deed A105828-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gayle Gildnes, Trustee of the Olaf A. Gildnes Residuary Trust UWD March 22, 1994 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Noel L. Woodward, a married person, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn. of Lots 17 to 20, Block 1, J.H. Havekost's Add to Anacortes (aka Lot 1 of Survey 200611090099)

Tax Parcel Number(s): **P125261, 3793-001-020-0100**

Lot 1 of a Boundary Line Adjustment Survey, recorded November 9, 2006, under Auditor's File No. 200611090099, records of Skagit County, Washington; and being a portion of Lots 17 through 20, inclusive, Block 1, "PLAT OF J.H. HAVEKOST'S ADDITION TO ANACORTES, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 1 of Plats, page 23, 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 per Exhibit "A" attached hereto

Dated 5/10/2013

Gildnes Residuary Trust
Gayle Gildnes
By: Gayle Gildnes, Trustee

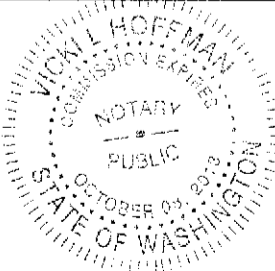
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131986
MAY 30 2013
Amount Paid \$ 5,095.⁸⁶
Skagit Co. Treasurer
By Fuller Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gayle Gildnes is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Gildnes Residuary Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-29-13

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013



EXCEPTIONS:

EXHIBIT A

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

Recorded: November 9, 2006
Auditor's No.: 200611090099

Said matters include but are not limited to the following:

1. Occupational Indicators and Existing Fenceline Note – This survey has depicted existing occupational indicators in accordance with W.A.C. Ch. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
2. "...the right to make all necessary slope for cuts and fills upon the lots and blocks and tracts in any reasonable grading of roads, alleys and easements, and hereby waiver all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads and easements. "



201305300120