

When recorded return to:
Christopher L. Kirkeby
1906 24th St
Anacortes, WA 98221



Skagit County Auditor \$74.00
6/14/2013 Page 1 of 3 10:36AM

Recorded at the request of:

File Number: 106106

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR ~~Stephen K. Von Der Hofen and Antonette L. Rockwell, who also appears of record of Antonette L. Rockwell, each as their separate estate~~ for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christopher L. Kirkeby, an unmarried individual** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lots 42, 43 & 44, Skagit River Colony

Tax Parcel Number(s): P69494, 4011-000-042-0009, P69496, 4011-000-044-0007

Lots 42, 43 and 44, "Skagit River Colony", as per plat recorded in Volume 8 of Plats, pages 65 and 66, 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 6-13-13

Stephen Von Der Hofen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132241

JUN 14 2013

Amount Paid \$ 183.00
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephen Von Der Hofen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-13-13

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mukernon
My appointment expires: 1/07/2015

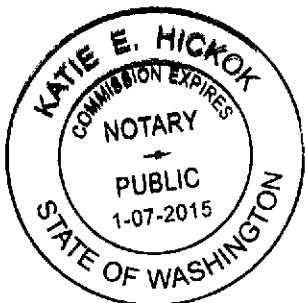


Exhibit A

EXCEPTIONS:

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

Plat/Subdivision Name: Skagit River Colony
Recorded: March 31, 1964
Auditor's No.: 648520

B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

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

Recorded: March 9, 1994
Auditor's No.: 9403090088
Regarding: On-site sewage system

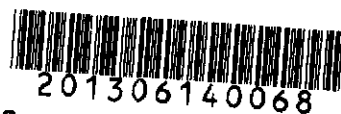
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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.

E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 27, 2005
Auditor's No.: 200510270161

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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

Recorded: November 18, 2005
Auditor's No.: 200511180074
Regarding: Protected Critical Area

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.

G. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER
MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: July 21, 2006
Auditor's No.: 200607210001

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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Skagit County Auditor

6/14/2013 Page

3 of

\$74.00
3 10:36AM