



201311080075

Skagit County Auditor \$73.00
11/8/2013 Page 1 of 2 11:31AM

When recorded return to:

Mr. and Mrs. Joel Gardner
11356 Michael Place
Burlington, WA 98233

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147835-OE ✓

Grantor: Cottage Werks, LLC, a Washington Limited Liability Company
Grantee: Joel P. Gardner and Denice Gardner

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR COTTAGE WERKS, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOEL GARDNER and DENICE GARDNER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 3, SP 32-87; Ptn Gov. Lot 4, 19-35-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147835-OE.

Tax Parcel Number(s): 350319-0-011-0101, P34487

Dated November 5, 2013

Cottage Werks, LLC, a Washington Limited Liability Company

By: Christopher Chase, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134547

NOV 08 2013

Amount Paid \$ 5,113.68
Skagit Co. Treasurer

By [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Christopher Chase is
the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is The Member
of Cottage Werks, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/5/2013

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2016

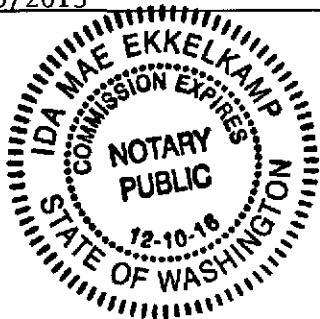


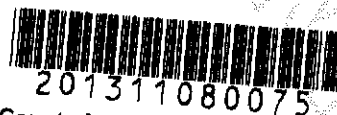
EXHIBIT A

Lot 3, Short Plat No. 32-87, approved October 16, 1987, recorded October 20, 1987 in Book 7 of Short Plats, page 191, under Auditor's File No. 8710200011 and being a portion of Government Lot 4, Section 19, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for all utilities, over, across and under a 10 foot strip of land, the Northerly and Westerly line of said strip, being described as follows:

Beginning at the Southwesterly corner of Lot 1 of said Short Plat;
thence North 84°37'03" East along the Southerly line of said Lot 1, a distance of 402.74 feet;
thence North 0°15'08" West along the Easterly line of said Lot 1, a distance of 150.70 feet to the South line of Lot 2 and the end of said line.

Situate in the County of Skagit, State of Washington.



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