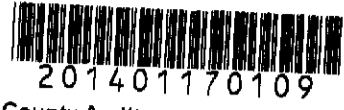


When recorded return to:
Ryan Alvarez and Sara Alvarez
32810 S. Skagit Highway
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 107028



Skagit County Auditor
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Statutory Warranty Deed

107028
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Scott A. Farmer and Denise M. Farmer, husband and wife as to Parcel A, and Scott A. Farmer, a married man, as his separate estate, as to Parcel B for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan K. Alvarez and Sara C. Alvarez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 21, Township 35 North, Range 6 East; Ptn. of SE of SE

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): P41772, 350621-4-020-0000, P96110, 350621-4-020-0200

Dated January 14, 2014

Scott Farmer

Denise Farmer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20 14 195
JAN 17 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$663.60
By mem Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Scott Farmer and Denise Farmer, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Jan. 16, 2014

Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/06/2015



EXHIBIT A

Those portions of Lot 1 and Lot 2 and Lot 3 of Short Plat #161-79 as recorded in Volume 4 of Short Plats at page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Southerly and Westerly of the following described line:

Beginning at the Northeast corner of Lot 3 of said Short Plat #161-79; thence S 00°44'58" W along the East line of said Lot 3, a distance of 286.50 feet; thence N 72°13'02" W, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat #161-79; thence N 00°47'32" E parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description.

EXCEPT that portion of Short Plat #161-79 as recorded in Volume 4 of Short Plats at page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 1; thence N 00°47'32" E along the West line of said Lot 1, a distance of 299.09 feet; thence S 51°39'15" E, a distance of 46.32 feet; thence S 8°30'53" W, a distance of 273.34 feet to the point of beginning of this description.

TOGETHER WITH that portion of Government Lot 8, Section 21, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at the Southeast corner of said Government Lot 8; thence N 00°47'32" E along the East line thereof, a distance of 299.10 feet to the point of beginning of this description; thence N 12°06'44" W, a distance of 221.21 feet to the South line of the South Skagit Highway; thence N 83°04'34" E along said South line, a distance of 49.85 feet to the East line of said Government Lot 8; thence S 00°47'32" W along the said East line, a distance of 222.31 feet to the point of beginning of this description.

PARCEL B:

That portion of Lot 3 of Short Plat #161-79 as recorded in Volume 4 of Short Plats at page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the Northeast corner of Lot 3 of said Short Plat #161-79; thence S 00°44'58" W along the East line of said Lot 3, a distance of 286.50 feet; thence N 72°13'02" W, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat #161-79; thence N 00°47'36" E parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description.



Exhibit B

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington State Division of Forestry
Recorded: March 30, 1937
Auditor's No. 288262
Purpose: Road for Forest protection
Area Affected: Real Estate under search and other property

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

Name: Short Plat 161-79
Recorded: March 28, 1980
Auditor's No.: 8003280008

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Property Owner's of Short Plat 161-79
Recorded: January 15, 1991
Auditor's No. 9101150009
Purpose: "Ingress, egress and the installation of utilities"
Area Affected: Portion of Real Estate under search and other property

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

Name: Survey
Recorded: August 7, 2006
Auditor's No.: 200608070081

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File Nos. 200812300144, 200812300145, 200812300146, 200812300147 and 200812300148.

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

Recorded: January 16, 2002
Auditor's No.: 200201160001
Regarding: Property adjacent to Designated Natural Resource Lands
Affects: Parcel "A"

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.

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



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Skagit County Auditor

\$74.00

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