

When recorded return to:
Brady J. Geerdes and Katie D. Geerdes
9577 Columbia Way
Sedro Woolley, WA 98284



Skagit County Auditor
4/24/2014 Page 1 of 2 1:48PM \$73.00

Recorded at the request of:

File Number: 107345

Statutory Warranty Deed

107345-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Pauline Bierward, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brady J. Geerdes and Katie D. Geerdes, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. of Lot 1, Deiter's Acreage

Tax Parcel Number(s): P64928, 3899-000-001-0502

The North 105 feet of the South 320 feet of Lot 1, "DEITER'S ACREAGE", Skagit County, Washington, as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington; EXCEPT the East 140 feet;
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTH 325.50 FEET OF SAID LOT 1
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 4-18-14

Pauline Bierward
Pauline Bierward

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141348
APR 24 2014
Amount Paid \$ 3357.00
By MB Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pauline Bierward, 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: 4-18-14

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

Exhibit A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Keith S. Johnson and Alison Johnson, husband and wife
Recorded: April 6, 1967
Auditor's No.: 697064

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: May 9, 1967
Recorded: May 12, 1967
Auditor's No.: 698942
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas
Recorded: December 12, 1980
Auditor's No.: 8012120019
Purpose: Pipeline
Area Affected: Portion of real estate under search

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

