

When recorded return to:
Eddie M. Brown and Janet L. Brown
10134 Ridge Place
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
4/30/2014 Page 1 of 3 1:41PM

Recorded at the request of:
Guardian Northwest Title
File Number: 107403

Statutory Warranty Deed

107403-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael R. Moser and Betty J. Moser, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eddie M. Brown and Janet L. Brown, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 13, Rolling Ridge Estates No. 1; and
Section 27, Township 35 North, Range 4 East; Ptn. N 1/2 NW 1/4

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): P68558, 3987-000-013-0006, P119013, 350427-2-005-0400

Dated 4-29-14

[Signature]
Michael R. Moser

[Signature]
Betty J. Moser

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141440
APR 30 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5683.²⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Michael R. Moser and Betty J. Moser, 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: 4-29-14

[Signature]

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

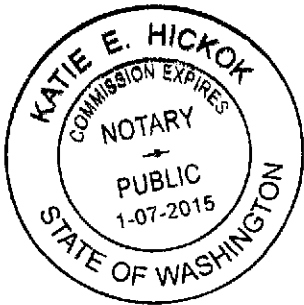


EXHIBIT A

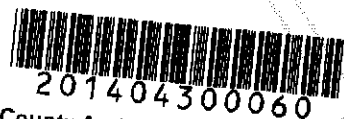
The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 13, "Rolling Ridge Estates No. 1", as per plat recorded in Volume 9 of Plats, pages 4 & 5, records of Skagit County, Washington.

TOGETHER WITH a portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of Lot 13 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89°36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 125.02 feet to the Northeast corner of said Lot 13; thence North 17°21'17" West a distance of 25.00 feet; thence South 89°36'19" West parallel to said North line of Rolling Ridge Estates No. 1, a distance of 125.02 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence South 17°21'17" East along the West line of said Northeast Quarter of the Northwest Quarter, a distance of 25.00 feet to the Point of Beginning.

ALSO TOGETHER WITH that portion of the East 78 feet of the North 60 rods of the Northwest quarter of the Northwest quarter of Section 27, Township 35 North, Range 4 East, W.M., lying between the Westerly projection of the South line of Lot 13 of the Plat of Rolling Ridge Estates No. 1 filed in Volume 9 of Plats at pages 4 and 5 as Auditor's File No. 674317, and the Westerly projection of the North line of the South 20 feet of the North half of the Northeast quarter of the Northwest quarter of said Section 27.



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Skagit County Auditor

4/30/2014 Page

2 of

3

\$74.00

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Exhibit B

EXCEPTIONS:

A. Mineral rights as reserved in deed recorded July 6, 1903 in Volume 51 of Deeds at Page 104, from W.M. Lindsey, et ux, and granted to Skagit County by an instrument dated and recorded October 28, 1947, as Auditor's File No. 410492, together with the right of entry to take and remove the same.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: March 15, 1968
Recorded: March 18, 1968
Auditor's No.: 711398
Executed By: Clarence C. Cummings, et ux, et al

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

Plat/Subdivision Name: Rolling Ridge Estates No. 1
Recorded: November 9, 1965
Auditor's No: 674317

D. Provisions and matters regarding Boundary Line Adjustments set forth on documents recorded under Auditor's File Nos. 200402250060 and 200204080103.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Recorded: February 25, 2004
Auditor's No.: 200402250059

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



201404300060

Skagit County Auditor

4/30/2014 Page

3 of

3

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