



201406130032

Skagit County Auditor \$73.00  
6/13/2014 Page 1 of 2 10:39AM

When recorded return to:  
Helen J. Krieger  
909 S. 19th Street  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107260

### Statutory Warranty Deed

107260  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of Marian Hayton, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Helen J. Krieger the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 14 Block 4 Albert Balch's Wedgwood Addn

Tax Parcel Number(s): P54790, 3766-004-014-0004

Lot 14, Block 4, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County.

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 per Exhibit "A" attached hereto

Dated 6-13-14

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 20d  
JUN 13 2014

The Estate of Marian Hayton  
  
By: Mark K. Olson, Personal Representative

Amount Paid \$ 3244.60  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark K. Olson is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Personal Representative of The Estate of Marian Hayton, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-16-14

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

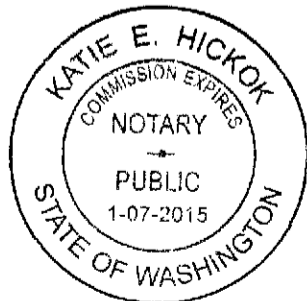


Exhibit A

**EXCEPTIONS:**

A. 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: February 3, 1955  
Recorded: February 3, 1955  
Auditor's No.: 512718

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal  
In Favor Of: City of Mount Vernon  
Auditor's No.: 512247

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

Plat/Subdivision Name: Albert Balch's Wedgwood  
Recorded: October 11, 1954  
Auditor's No.: 507780

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



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