

Skagit County Auditor \$76.00
6/13/2014 Page 1 of 5 10:39AM

When recorded return to:
Mark A. Mizer and Gayle D. Mizer
P.O. Box 5328
George, WA 98824

Recorded at the request of:
Guardian Northwest Title
File Number: A107796

Statutory Warranty Deed

A107796

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Glenn Ned Robert McGoff, subject to the presumptive community interest of his wife if married on March 26, 2012 the date of acquiring title*for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark A. Mizer and Gayle D. Mizer, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: 32-34-4th NE-NW & SE-NW

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): P29508, 340432-2-004-0307, P29509, 340432-2-004-0406, P29333, 340432-0-003-0005

*Kerry L. McGoff, the wife of Glenn Ned Robert McGoff on March 26, 2012 as to her presumptive Community interest,

Dated 6/09/2014

Glenn Ned Robert McGoff

Kerry L. McGoff

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 20160

JUN 13 2014

Amount Paid \$ 13,355.00

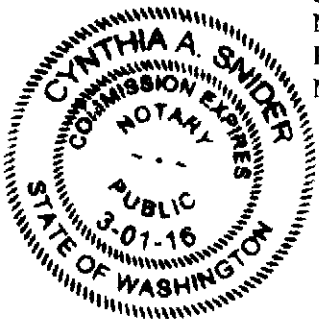
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Glenn Ned Robert McGoff, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6.10.14

Printed Name: _____
Notary Public in and for the State of Washington
Residing at MOUNT VERNON, WA
My appointment expires: 3.1.16



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kerry L. McGoff, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: June 17, 2014

John S. Milnor
Printed Name: John S. Milnor
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/5/2014



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EXHIBIT A

PARCEL "A":

The South 200 feet of the West 643.5 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT those portions conveyed to the State of Washington for highway purposes by deed recorded March 25, 1971 and March 24, 1972, under Auditor's File Nos. 549028 and 765924, respectively,

AND EXCEPT drainage ditch right of way.

PARCEL "B":

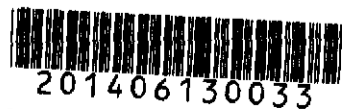
The South 200 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 643.5 feet thereof,

AND EXCEPT that portion lying Easterly of the Westerly line of the Drainage District No. 17 ditch right of way.

PARCEL "C":

The North 138 feet of the East 206 feet of the West 643.5 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.



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EXHIBIT B

EXCEPTIONS:

A. Reservation contained in an instrument recorded August 16, 1976, under Auditor's File No. 840911, as follows:

"Reserving to seller herein, an option for easement for egress, ingress and utilities, 20 feet in width for the benefit of seller's remaining property described as follows:

The South 200 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT the West 643.5 feet thereof.

Situate in the County of Skagit, State of Washington.

The location of said easement to be mutually agreed on by seller and purchaser at time of exercise of said option for easement by seller."

(See Informational Note H)

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: February 27, 1957
Auditor's No.: 549028

C. OPTION FOR AN EASEMENT, INCLUDING TERMS AND PROVISIONS THEREIN, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH:

For: Egress, ingress and utilities
Reserved By: Maude E. Day
Instrument: Recorded May 25, 1982, under Auditor's File No. 8205250020
Affects: 20 feet in width, the location of said easement to be mutually agreed on by seller and purchaser at time of exercise of said option for easement by seller.

(See Informational Note H)



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D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Recorded: May 29, 1979
Auditor's No.: 7905290005
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The South 10 feet of the West 425 feet of Parcel "A"

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: August 15, 1990
Auditor's No.: 9008150038

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

Recorded: May 13, 1982
Auditor's No.: 8205130013
Regarding: Conditional Use Permit

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.



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