



Skagit County Auditor  
6/17/2014 Page 1 of 3 10:26AM \$74.00

When recorded return to:  
William R Howard and Kali J Howard  
9403 Chackanut Drive  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107754

### Statutory Warranty Deed

107754  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carol A. Dahl, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William R. Howard and Kali J. Howard, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Tract 13, L.W.L. Co's Samish River Acreage Plat #1

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): P68645, 3989-001-013-0606

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20142103  
JUN 17 2014

Dated 6-17-14

→ Carol Dahl  
Carol Dahl

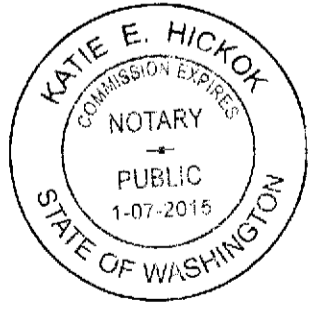
Amount Paid \$4544.00  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol Dahl, 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: 6-17-14

Katie Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-15



## EXHIBIT A

Part of Tract Thirteen (13), "L.W.L. Co.'s Samish River Acreage Plat No. 1", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 3 of Plats, page 69, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which if extended would intersect the South line of said Tract 13 at a point 300 feet West of its Southeast corner, to the Easterly line of the state highway; thence Northwesterly along said highway to a point that is 437 feet Northwesterly, measured at right angles, from the first described line which is the true point of beginning of this description; (said point also being the intersection of the Northeasterly line of said state highway and the Northwesterly line of that certain tract conveyed to Milton Bjorgan and Constance Bjorgan, husband and wife, by deed dated December 6, 1948, and recorded under Auditor's File No. 425783, records of said County), thence Northwesterly along the said highway, 106 feet; thence Northeasterly in a straight line parallel with the Northwesterly line of said Bjorgan tract to the East line of said Tract 13; thence South along the East line of said Tract 13 to the Northwesterly line of said Bjorgan tract; thence Southwesterly along the Northwesterly line of said Bjorgan tract to the point of beginning.



201406170011

Exhibit B

**EXCEPTIONS:**

A. 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:

Name: Survey  
Recorded: August 26, 2003  
Auditor's No.: 200308260205  
Affects: Show Southeast Line and Other Property

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 4, 2014  
Auditor's No.: 201403040038

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

Recorded: April 29, 2014  
Auditor's No.: 201404290072  
Regarding: Administrative Special Use Permit Modification

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

