

When recorded return to:
Kevin J Hartman and Erin D Radcliffe
2516 N 27th St
Mt Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 107697



201409050017

Skagit County Auditor

\$74.00

9/5/2014 Page

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3 10:40AM

Statutory Warranty Deed

107697
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kirby Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin J. Hartman and Erin D. Radcliffe, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 4, Township 33 North, Range 3 East; Ptn. S 1/2 of 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): P111057, 330304-2-011-0200

Dated

8-27-14

Kirby W. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3281
SEP 05 2014

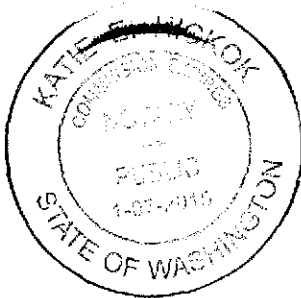
Amount Paid \$ 1963.00
Skagit Co. Treasurer
By *ham* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kirby W Johnson, 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:

8-27-14



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

Washington

EXHIBIT A

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of said Section 4;
thence North $01^{\circ}02'22''$ West, along the West line of said Section 4, a distance of 429.43 feet;
thence North $89^{\circ}35'52''$ East, parallel with the South line of said Northwest $\frac{1}{4}$ of Section 4, a distance of 345.00 feet to the true point of beginning;
thence South $00^{\circ}39'41''$ East a distance of 264.43 feet to a point 165.00 feet North of the South line of said Northwest $\frac{1}{4}$;
thence North $89^{\circ}35'52''$ East, parallel to and 165.00 feet North of the South line of said Northwest $\frac{1}{4}$ for a distance of 824.00 feet;
thence North $00^{\circ}39'41''$ East, parallel with the East line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 264.43 feet;
thence South $89^{\circ}35'52''$ West, parallel with the South line of said Northwest $\frac{1}{4}$, a distance of 824.00 feet to the point of beginning.

EXCEPT ditch rights of way.

TOGETHER WITH an easement for ingress, egress and utilities as disclosed in documents recorded under Auditor's File Nos. 849007, 849687 and 8402240015.

LPB 10-05(i-1)
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Exhibit B

EXCEPTIONS:

A. 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: December 15, 2003
Auditor's No.: 200312150157

B. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200905040097, a re-recording of Auditor's File Nos. 9701150051 and 201008030037.

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



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