

When recorded return to:  
Kim R. Weymouth and Alison D. Weymouth And/Or Assigns  
P.O. Box 236  
La Conner, WA 98247



201504170128

Skagit County Auditor \$125.00  
4/17/2015 Page 1 of 4 3:40PM

Recorded at the request of:

File Number: 108943

### Statutory Warranty Deed

108943

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David E. Edwards and Teddi T. Edwards, Trustees of The Edwards Family Revocable Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Kim R. Weymouth and Alison Weymouth, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 19, Township 35 North, Range 5 East; Ptn. Gov't Lot 3

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): P39503, 350519-0-062-0068

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151266  
APR 17 2015

Dated April 14, 2015

Amount Paid \$ 6,235.00  
Skagit Co. Treasurer  
By mem Deputy

Edwards Family Revocable Trust

[Signature]  
By: T. Edwards, Trustee

[Signature]  
By: D Edwards, Trustee

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Trustees of Edwards Family Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

SEE ATTACHED CERTIFICATE 04/14/15

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

I MARLA HICKOK, AM REQUESTING A NON-STANDARD RECORDING FOR AN ADDITIONAL \$50.00 FEE  
Marla Hickok 4-17-15

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

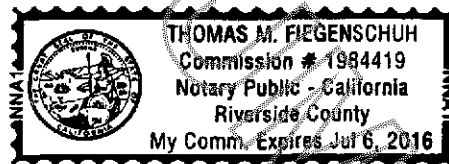
County of Riverside

On APRIL 14, 2015, before me, Thomas M. Fiegenschuh,  
NOTARY PUBLIC, personally appeared DAVID E EDWARDS AND  
TEDDI T EDWARDS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Thomas M. Fiegenschuh  
(Signature of Notary Public)

PLACE NOTARY SEAL ABOVE

Document Title: (Optional) STATUTORY WARRANT/DOCS

## EXHIBIT A

The North 30 feet of that part of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the East line of Township Street if extended North from "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, 416.75 feet North of the South line of said Government Lot 3; thence East 420 feet, more or less, to the West line of a tract conveyed to E. A. Lewis and Margaret Lewis, his wife, by deed dated January 19, 1945, and recorded January 23, 1945, in Volume 198 of Deeds, page 307, under Auditor's File No. 377550; thence North along the West line of said E. A. Lewis Tract, 142.71 feet, more or less, to the South line of a tract conveyed to R. O. Elliott, et al, by Deed dated July 10, 1944 and recorded August 28, 1944, in Volume 195 of Deeds, page 294, under Auditor's File No. 374039; thence West along the South line of said Elliott tract to the extended East line of said Township Street; thence South along said extended East line of Township Street, 144.25 feet, more or less, to the point of beginning.

Also that portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 30 feet East and 561 feet North of the Southwest corner of said Government Lot 3;  
thence East 420 feet;  
thence North 90 feet;  
thence West 420 feet;

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: October 20, 1998  
Auditor's No.: 9810200076

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company  
Dated: June 14, 1951  
Recorded: June 18, 1951  
Auditor's No.: 462293  
Purpose: Maintain, etc., an electric transmission and distribution line.  
Area Affected: Center line of said transmission and distribution line to be located as follows:

Beginning at a point on the East line of Township Street, Sedro Woolley, 5 feet South of the North line of Ferry Street produced; thence East 368 feet.

C. 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: Record of Survey  
Recorded: November 18, 1996  
Auditor's No.: 9611180045  
Affects: A portion of subject property and other lands