

Skagit County Auditor  
5/1/2015 Page 1 of 2 10:37AM \$73.00

When recorded return to:  
Kevin T. Duncan and Vicki L. Duncan  
25829 Jim Creek Road  
Arlington, WA 98223

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109288

### Statutory Warranty Deed

109288  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Nathan D. Sheridan and Consuelo R. Sheridan, who acquired title as Consuelo R. Sheridan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin T. Duncan and Vicki L. Duncan, husband and wife the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:  
Section 32, Township 33 North, Range 4 East; Ptn. SE SE aka Lot 3 PL04-0881

Tax Parcel Number(s): P122783, 330432-4-006-0401

Lot 3 of Short Plat Number PL04-0881, approved June 2, 2005, recorded June 3, 2005, under Auditor's File No. 200506030115, records of Skagit County, Washington; being a portion of Section 32, Township 33 North, Range 4 East W.M.

TOGETHER WITH the 20 foot easement for ingress, egress and utilities as delineated on the face of said Short Plat Number PL04-0881.

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 "A" attached hereto

Dated 4-30-15

Nathan D. Sheridan  
Nathan D. Sheridan

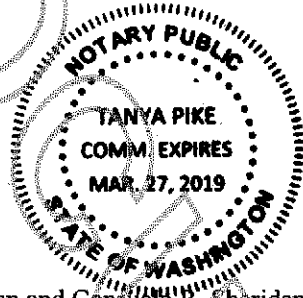
Consuelo R. Sheridan  
Consuelo R. Sheridan

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nathan D. Sheridan and Consuelo R. Sheridan, 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: 4/30/2015

Tanya Pike  
Printed Name: ~~Tanya Pike~~ Tanya Pike  
Notary Public in and for the State of Washington  
Residing at Mount Vernon, WA  
My appointment expires: ~~10/2019~~ 3/27/2019



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015/491  
MAY 01 2015

Amount Paid \$ 583.50  
Skagit Co. Treasurer  
By MAM Deputy

# Exhibit A

## SCHEDULE "B-1"

### EXCEPTIONS:

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

Name: Short Plat 59-75  
Recorded: February 6, 1976  
Auditor's No.: 829752

#### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: David J. Sheridan and Marcella G. Sheridan  
Recorded: March 20, 1990  
Auditor's No.: 9003200058  
Purpose: Ingress and egress  
Area Affected: Portion of real estate under search other property

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

Name: Short Plat PL04-0881  
Recorded: June 3, 2005  
Auditor's No.: 200506030115

#### D. 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: July 1, 2005  
Auditor's No.: 200507010135