



201507020162

Skagit County Auditor

7/2/2015 Page

1 of

3 3:57PM

\$74.00

When recorded return to:  
Jason Hilde  
23837 Nookachamp Hills Drive  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: A104744

**Statutory Warranty Deed**

A 104744-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Darlene Maslen-Todahl**, who acquired title as **Darlene Maslen**, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jason Hilde**, a married man as his separate estate the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Portion Tract 43, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

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): **P62554, 3867-000-043-0104**

Dated 6/30/2015

Darlene Maslen-Todahl  
Darlene Maslen-Todahl

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152580  
JUL 02 2015

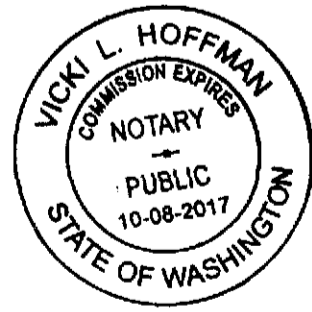
Amount Paid \$ 11,575.00  
Skagit Co. Treasurer  
By nam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Darlene Maslen-Todahl**, the persons 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: 7-2-15

Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



## EXHIBIT A

The North half of the East half of the East half of Tract 43, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, EXCEPT the North 124 feet thereof and EXCEPT the West 20 feet of the East 311 feet thereof and EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the Southwest corner of the East half of the North half of said Tract 43; thence North along the West line of said East half of the North half 18.4 feet; thence East to a point on the East line of said East half of the North half of Tract 43 that is 20.2 feet North of the Southeast corner thereof; thence South to said Southeast corner; thence West to the point of beginning.

**EXHIBIT B**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Burlington, a Washington municipal corporation  
Recorded: December 29, 1989  
Auditor's No. 8912290045  
Purpose: Sidewalk and utilities easement  
Area Affected: An Easeterly portion of the subject property

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

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Recorded: March 29, 1990  
Auditor's No. 9003290046  
Purpose: Right of way  
Area Affected: A Southeasterly portion of the subject property