



201607010146

Skagit County Auditor

\$75.00

7/1/2016 Page

1 of

3 3:48PM

When recorded return to:  
Reinvestments, LLC  
16818 Lakeview Blvd  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: A111887

### Statutory Warranty Deed

THE GRANTORS, Marvin Sims and Barbara Sims, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Reinvestments, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 25, Township 34 North, Range 4 East, NE SW A111887-1

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): P27805, 340425-0-010-0013

Dated 6/23/2016

Marvin Sims  
Marvin Sims

Barbara Sims  
Barbara Sims

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2800  
JUL 01 2016

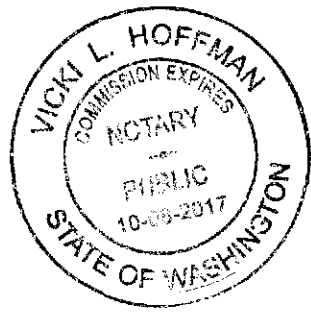
STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

Amount Paid \$ 1963.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Marvin Sims and Barbara Sims, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-1-16

Vicki L. Hoffman  
Printed Name: VICKI L. HOFFMAN  
Notary Public in and for the State of Washington  
Residing at COUPEVILLE  
My appointment expires: 10-8-17



## EXHIBIT A

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line of said Northeast 1/4 of the Southwest 1/4, 65.6 feet; thence North 66 degrees 84' East, 306.25 feet to the West line of the County Road; thence Southerly along the West line of said road 206 feet, more or less, to the South line of said Northeast 1/4 of the Southwest 1/4; thence West to the place of beginning, EXCEPT the South 10 feet as conveyed to Skagit County for road purposes by Deed dated June 7, 1947, recorded June 9, 1947 under Auditor's File No. 405333, ALSO EXCEPT mineral rights as reserved in deed from W.M. Lindsay, et ux, dated December 6, 1898 and filed January 12, 1899 under Auditor's File No. 29659 in Volume 36 of Deeds, page 255, records of Skagit County.

**EXHIBIT B**

**EXCEPTIONS:**

**A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: W. M. Lindsay and Emma S. Lindsay, husband and wife  
Recorded: January 12, 1899  
Auditor's No.: 29659 (Volume 36 of Deeds, page 255)  
As Follows:

"All coal and other minerals with the right to remove the same are hereby reserved and excepted from this conveyance."

**B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Skagit County Sewer District No. 2  
And: William O. Pearson  
Dated: September 10, 1981  
Recorded: October 12, 1981  
Auditor's No.: 8110120030  
Regarding: Sewer line

**C. 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: August 10, 2001  
Auditor's No.: 200108100001