

When recorded return to:
Patrick R. Norbert
124 N. Reed Street
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
3/23/2017 Page 1 of 2 2:07PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113368

Statutory Warranty Deed

113368
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Troy C. Erwin and S. Anne Erwin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick R. Norbert, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. SP #98-04 and Ptn. Lot 16, Block 1, Rosedale Garden Trs. (aka Lot A, SP #SW-06-00)

Tax Parcel Number(s): P113825, 4169-001-016-0100

Lot A, Short Plat No. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Sedro-Woolley Short Plat No. 98-04, approved September 10, 1998, recorded October 16, 1998, under Auditor's File No. 9810160075, records of Skagit County, Washington, and also a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and emergency vehicle turnaround, delineated on the face of said Short Plat No. SW-06-00 as "CABE LANE (Private)".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.
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 3-22-17

Troy Erwin
Troy Erwin

S. Anne Erwin
S. Anne Erwin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171129
MAR 23 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4453.22
Skagit Co. Treasurer
By Cheryl A. Froehlich Deputy

I certify that I know or have satisfactory evidence that Troy Erwin and S. Anne Erwin, 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: 3-22-17

Cheryl A. Froehlich
Printed Name: Katie Hiekok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 11/07/2019

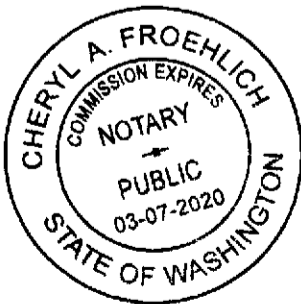


Exhibit A
SCHEDULE "B-1"

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: Short Plat No. SW-98-04
Recorded: October 16, 1998
Auditor's No.: 9810160075

B. 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: Short Plat No. SW-06-00
Recorded: March 21, 2001
Auditor's No.: 200103210062

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Brett Hanson, Danny L. Cabe and Joan E. Cabe
And: City of Sedro Woolley
Dated: March 21, 2001
Recorded: March 21, 2001
Auditor's No.: 200103210061
Regarding: Maintenance of Private Road and Drainage Facilities