



200804160094  
Skagit County Auditor

4/16/2008 Page 1 of 2 4:18PM

When recorded return to:

Mr. and Mrs. Thomas W. Coleman  
3287 Butler Creek Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number B93993

**GUARDIAN NORTHWEST TITLE CO.**  
**B93993E-1 Statutory Warranty Deed**

**THE GRANTOR Michael Stewart, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas W. Coleman ~~and Kristin Coleman, husband and wife~~ the following described real estate, situated in the County of Skagit, State of Washington \*a married man as his seaprate estate**

Abbreviated Legal:  
Section 20, Township 36, Range 4; Ptn. SE NE (aka Tract 2 Short Plat No. 43-76)

Tax Parcel Number(s): P49558, 360420-1-011-0310

Tract 2, Short Plat No. 43-76, approved October 29, 1976, recorded November 3, 1976 in Volume 1 of Short Plats, page 192, under Auditor's File No. 845381, and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 36 North, Range 4 East, W.M..

EXCEPT the North 12 feet thereof.

SUBJECT TO covenants, conditions, restrictions and easement per Schedule B-1 attached hereto and made a part hereof.

Dated 2/25/2008

\_\_\_\_\_  
Michael Stewart

1150  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 16 2008

Amount Paid \$ 3436.84  
Skagit Co. Treasurer  
By nam Deputy

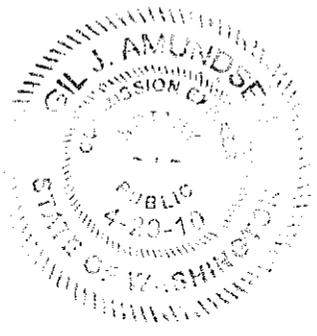
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Stewart, 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: 2/28/08

\_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at Tumwater  
My appointment expires: 4-29-10



Schedule "B-1"

**EXCEPTIONS:**

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power and Light Company
Dated:	December 30, 1952
Recorded:	January 12, 1953
Auditor's No.:	483833
Purpose:	Electric transmission line
Area Affected:	Not disclosed on the record

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	43-76
Recorded:	November 3, 1976
Auditor's No.:	854381

Said matters include but are not limited to the following:

1. Water – Private wells. (existing)
2. Sewage – Individual Septic tanks systems. (existing)



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4/16/2008 Page 2 of 2 4:18PM