

When recorded return to:

Mr. and Mrs. Gail Logsdon
22607 Little Mountain Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 95076



200812180068
Skagit County Auditor

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Statutory Warranty Deed

695076

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Leland K. Shinn and Ramona J. Shinn, Trustees of The Shinn Family Trust, dated December 10, 1993 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Gail Logsdon and Diane Logsdon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): **P125022, 340435-4-003-0400**

Lot 1, as delineated on Short Plat No. PL-04-0850 as approved on September 12, 2006 and recorded on September 14, 2006 under Auditor's File No 200609140032, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as delineated on said Short Plat No. PL-04-0850.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated

Dec 9, 2008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 18 2008

Amount Paid \$ 7125.00
By Skagit Co. Treasurer Deputy

THE SHINN FAMILY TRUST

Leland K Shinn

By: Leland Shinn, Trustee

Ramona J Shinn

By: Ramona Shinn, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leland Shinn and Ramona Shinn, 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:

12-9-08

Sandra D. Olson

Notary Public in and for the State of
Residing at Burlington, WA
My appointment expires: 2/20/2011

Washington

Order No:

EXHIBIT "A"

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: October 16, 1995
Recorded: October 30, 1995
Auditor's No.: 9510300128
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

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

Short Plat No.: PL-04-0850
Recorded: September 14, 2006
Auditor's No.: 200609140032

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: September 14, 2006
Auditor's No.: 200609140033

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Leland and Ramona Shinn
Recorded: September 14, 2006
Auditor's No.: 200609140034
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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