

When recorded return to:

Bearrach McMonagle, Jennifer Glyzinski

786 West Rd  
Sedro Woolley WA 98284

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 96195



200902030045  
Skagit County Auditor

2/3/2009 Page 1 of 2 1:40PM

### Statutory Warranty Deed

96195-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Katherine Traeger, Personal Representative for the estate of John Andrew Traeger, who acquired title as Johnavin Traeger for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bearrach McMonagle, a single individual and Jennifer Glyzinski, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 63, "FOREST ESTATES, PLAT NO. 2"

Tax Parcel Number(s): P65481, 3915-000-063-0002

Lot 63, "FOREST ESTATES, PLAT NO. 2", according to the plat thereof recorded in Volume 8 of Plats, pages 101 and 102, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 1-30-09

The Heirs and Devisees of Johnavin A. Traeger,  
deceased

Katherine Traeger  
By: Katherine Traeger, Personal Representative

#305  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 03 2009

Amount Paid \$ 2301.20  
Skagit Co. Treasurer  
By Sam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Katherine Traeger  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that She signed this instrument, on oath stated she  
is/are authorized to execute the instrument and acknowledge that as the  
Personal Representative of The estate of Johnavin A. Traeger  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-2-09

Katie E. Hickok



Notary Public in and for the State of WA  
Residing at Mt Vernon  
My appointment expires: 1-2-11

Exhibit A

**EXCEPTIONS:**

A. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

"A County Health Department Permit must be obtained before building any dwelling within this Plat because special septic sewage design may be required on certain lots."



200902030045  
Skagit County Auditor

2/3/2009 Page

2 of

2 1:40PM