



200912230026

Skagit County Auditor

12/23/2009 Page 1 of 3 10:33AM

When recorded return to:

Mr. and Mrs. Gregroy R. Greenfield
455 Pease Road
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number 98816

Statutory Warranty Deed

98816-1

GUARDIAN NORTHWEST TITLE CO.

THE Edward B. Wise and Yvonne Kay Wise, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregroy R. Greenfield and Dawn D. Greenfield, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal : Ptn. Lots 1-4 and 21-24, Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"

Tax Parcel Number(s): P77519, 4177-010-021-0003

Dated 12/22/09
Edward B. Wise
Edward B. Wise

Yvonne Kay Wise
Yvonne Kay Wise

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3929
DEC 23 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Edward B. Wise and Yvonne Kay Wise, 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: 12-22-09

Sandra Olson

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

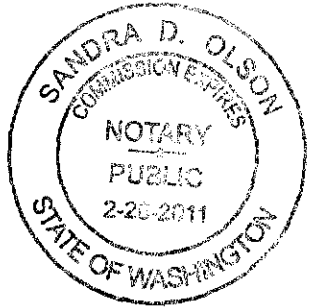


EXHIBIT A

PARCEL "A":

The South 16 feet 6 inches of Lots Lot 1, 2 and 3, Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington and the North 8 feet of the vacated alley adjoining said lots.

PARCEL "B":

A tract described as follows:

Beginning at a point on the West line of Lot 4, in Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington, 83 feet South of its Northwest corner; thence South along the West line of said lot and said line produced 25 feet to the center of the vacated alley through said Block 10; thence East 14 feet; thence; North 13°34' West to a point due East of the point of beginning; thence West to the point of beginning.

PARCEL "C":

The North 22 feet of Lots 22, 23 and 24, and the North 22 feet of the West 14 feet of Lot 21, all in Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH the South 8 feet of the vacated alley adjoining.



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LPB 10-05(i-1)
Page 2 of 2

EXHIBIT B

EXCEPTIONS:

A. PARTY WALL AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: WJ Munro, et ux
And: CJ Wicker, et ux
Dated: June 28, 1915
Recorded: August 6, 1915
Auditor's No.: 109204
Affects: South line

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joe Oliver, et ux, et al
Dated: December 2, 1919
Recorded: August 11, 1920
Auditor's No.: 143996
Purpose: Sewer pipe line
Area Affected: See document for location

C. PARTY WALL AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Carrie E. Rowland
And: W.J. Munro, et ux
Dated: April 16, 1925
Recorded: April 28, 1925
Auditor's No.: 183221

Said Agreement appears to affect a wall lying between Parcels "A" and "C"; issues of merger have NOT been considered or resolved.

