



201004010102

Skagit County Auditor

4/1/2010 Page

1 of

3 4:04PM

When recorded return to:

Randy L. Boucher and Ann M. Boucher
4806 Monte Vista Place
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 99084

Statutory Warranty Deed

99084-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Andrew Hunter and Hallie Koenig, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randy L. Boucher and Ann M. Boucher, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 8 and 9, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON" (aka Tract 4, Short Plat No. MV-5-76)

Tax Parcel Number(s): P67490, 3956-000-009-0009

Tract 4, of Short Plat No. MV 5-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976, and recorded in Volume 1 of Short Plats, page 102, under Auditor's File No. 829860, records of Skagit County, Washington, being a portion of Lots 8 and 9, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, Pages 20 and 21, records of Skagit County, Washington, EXCEPT mineral rights reserved in Deed recorded September 24, 1900, in Volume 41 of Deeds, page 291.

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

Dated March 29, 2010

Andrew Hunter
Andrew Hunter

Hallie Koenig By Andrew Hunter
Hallie Koenig
856 poa
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 01 2010

Amount paid to
Skagit County Treasurer
by: 1989.00

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Andrew Hunter and Hallie Koenig, 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: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2011

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

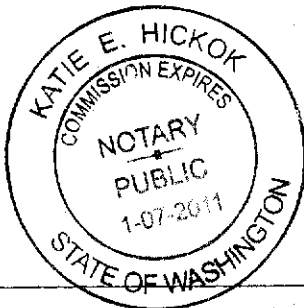
My appointment expires _____

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 1st day of April, 19 2010, before me personally appeared Andrew Hunter to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Hallie Koenig and acknowledged that he signed and sealed the same as her free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Notary Public in and for the State of Washington,
residing at Mt Vernon

My appointment expires 1-7-11

This jurat is page _____ of _____ and is attached to _____



201004010102
Skagit County Auditor

Exhibit

SCHEDULE "B-1"

EXCEPTIONS:

A. Mineral rights as reserved to W. M. Lindsey and Emma J. Lindsey, husband and wife, said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT:

Dated: August 24, 1961
Recorded: August 25, 1961
Auditor's No: 611564, Vol. 318 of Deeds, page 318

C. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 23, 1977
Recorded: July 6, 1977
Auditor's No: 859940
Executed by: Property owners of Monte Vista Terrace Addition

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Monte Vista Terrace Addition
Recorded: August 7, 1961
Auditor's No.: 610820

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

Short Plat No.: MV 5-76
Recorded: February 9, 1976
Auditor's No.: 829860



201004010102
Skagit County Auditor