

When recorded return to:
Skagit River Steel and Recycling, Inc.
P.O. Box 376
Burlington, WA 98233



201105040070
Skagit County Auditor

5/4/2011 Page 1 of 3 2:10PM

Recorded at the request of:

File Number: 101557

Statutory Warranty Deed

101557

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Leonard W. Christoffer and Michael E. Christoffer, co-executor's of The Estate of Edna M. Christoffer, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit River Steel and Recycling, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1 and Ptn. Lot 3, "THORNTON ADDITION, BURLINGTON, WASH."

Tax Parcel Number(s): P69970, 4030-000-003-0003

Lot 1 and the West 70 feet of Lot 3, "THORNTON ADDITION, BURLINGTON, WASH.", as per plat recorded in Volume 7 of Plats, Page 42, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3-29-11

The Estate of Edna M. Christoffer

By: Leonard W. Christoffer, Personal Representative

By: Michael E. Christoffer, Personal Representative

STATE OF Washington
COUNTY OF Skagit } SS:

See Attached

I certify that I know or have satisfactory evidence that The Estate of Edna M. Christoffer, 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: 3-29-11

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____

SKAGIT COUNTY WASHINGTON My appointment expires: 1/07/2015

REAL ESTATE EXCISE TAX

1312

MAY 04 2011

Amount Paid \$ 3,173.40
Skagit Co. Treasurer
By man County

STATE OF WASHINGTON, }
County of Skagit } ss.

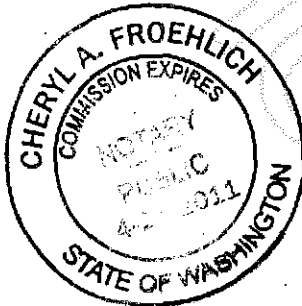
ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Leonard W. and Michael E. Christoffer
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the personal co-executors
CAR of

the Estate of Edna M. Christoffer

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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



Cheryl A. Froehlich
Notary Public in and for the State of Washington,
residing at Burlington

My appointment expires 4-2-11

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



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Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Harold L. Thornton and Margaret Jeanne
Thornton, husband and wife
Recorded: September 16, 1959
Auditor's No.: 585487
As Follows:

"Reserving to the Grantors the right to restrict the use of same to prohibit its use for dwelling(s) and/or nuisances detrimental to the property values of adjoining land and to prohibit the removal of tress unless essential to the safety of person or property."

(Affects West 70 feet of Lot 3)

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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