

When recorded return to:
Lowell W. Barnwell
10177 Gardner Road
Burlington, WA 98233



201107110093
Skagit County Auditor

7/11/2011 Page 1 of 3 3:42PM

Recorded at the request of:

File Number: 101680

Statutory Warranty Deed

101680-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Flynt T. Warnke and Jessica A. Warnke, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Lowell W. Barnwell, as his/her separate estate the following described real estate, situated in the County of Skagit, State of Washington a single man

Abbreviated Legal:

Section 28, Township 35, Range 4; Ptn. NE - NW

Tax Parcel Number(s): P37975, 350428-2-002-0007

The South 660 feet of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT road.

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 6-29-2011

Flynt T. Warnke
Flynt T. Warnke

Jessica A. Warnke
Jessica A. Warnke

2054
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015

JUL 11 2011

STATE OF Washington Amount Paid \$ 5309.40
COUNTY OF Skagit By AF Skagit Co. Treasurer Deputy SS:

I certify that I know or have satisfactory evidence that Flynt T. Warnke and Jessica A. Warnke, the persons who appeared before me, and said person(s) acknowledged that he/she they signed this instrument and acknowledge it to be his/hers their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-29-11

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 3/28/2015

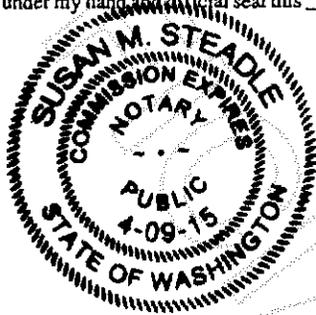
STATE OF WASHINGTON, }
County of Island } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Elynt T. Warnke to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of June 2011



[Signature]
Notary Public in and for the State of Washington,
residing at

My appointment expires 4/9/15

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

My appointment expires _____

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



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Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a municipal corporation
Dated: April 1, 1976
Recorded: April 7, 1976
Auditor's No.: 832891
Purpose: A permanent easement, the right to construct, maintain, operate, remove and relay, below ground at anytime, a pipe or pipes, for the transportation of water
Area Affected: The exact location of said easement is not set forth on record

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Flynt T. and Jessica A. Wanke
Recorded: May 27, 2004
Auditor's No.: 200405270148
Purpose: Drainage pond and pump
Affects: Beneficial easement



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