

When recorded return to:

EDUARDO GARCIA
1747 ELECTRIC AVENUE
BELLINGHAM, WA 98229



201107210083
Skagit County Auditor

7/21/2011 Page 1 of 2 1:36PM

LAND TITLE OF SKAGIT COUNTY

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-106926

139783-0

Statutory Warranty Deed

Grantor: THE DR. NICKI M. SKOTDAL LIVING TRUST AGREEMENT DATED JUNE 16, 1994
Grantee: EDUARDO GARCIA and LISA L SKIDMORE

THE GRANTOR THE DR. NICKI M. SKOTDAL LIVING TRUST AGREEMENT DATED JUNE 16, 1994 ~~SKOTDAL LIVING TRUST~~, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDUARDO GARCIA and LISA L SKIDMORE, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

TRACTS 31 AND 32, "SUIATTLE RIVER FOREST SITES," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 29 AND 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

ABBREVIATED LEGAL: TRS. 31 & 32, SUIATTLE RIVER FOREST SITES
PLEASE SEE ATTACHED EXHIBIT A FOR EXCEPTIONS

Tax Parcel Number(s): 4023-000-031-0008 (P69818)
4023-000-032-0007 (P69819)

Dated July 15, 2011

2176
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

THE DR. NICKI M. SKOTDAL LIVING TRUST
AGREEMENT DATED JUNE 16, 1994

Nina Seco
By: NINA SECO, Successor Trustee

JUL 21 2011
Amount Paid \$ 111.80
By *MF* Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
County of WHATCOM) SS:

I certify that I know or have satisfactory evidence that NINA SECO is the person who appeared before me, and said person(s) acknowledged that SHB signed this instrument, and on oath stated that is authorized to execute the instrument and acknowledge it as the SUCCESSOR TRUSTEE of THE DR. NICKI M. SKOTDAL LIVING TRUST AGREEMENT to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7-19-2011 *[Signature]*

Notary Public in and for the State of Washington
Residing at EDMONDS, WA
My appointment expires: 7-11-2015

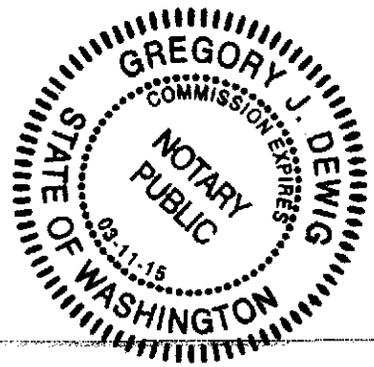


EXHIBIT A

SUBJECT TO:

- A. Reservation contained in United States Patent recorded April 9, 1958, under Auditor's File No. 563879, as follows:

"There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. This patent is issued under authority of Section 1 of the Act of June 25, 1910, (26 Stat. 855), and is subject to the reservation of 50 of all minerals including oil and gas, to the heirs of Annie McLeod, their heirs, and assigns, together with the right to lease, extract and retain the same, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act."

- B. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS HERETO ATTACHED:

Plat/Short Plat:	Suiattle River Forest Sites
Recorded:	July 23, 1962
Auditor's No.:	624190

- C. Reservations contained and/or disclosed within various instruments of record establishing a general plan, as follows:

"...an equal and undivided interest in common with other purchasers of said plat, in the road shown as "Private Road" upon said plat, reserving unto the Grantor the right to grant easements over said "Private Road" for utility purposes, including, but not limited to Electrical Power Transmission Lines, Telephone Transmission Lines, and Water Transmission Lines.

There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. This Patent is issued under authority of Section 1 of the Act of June 25, 1910 (36 Stat. 855), and is subject to the reservation of 50% of all minerals, including oil and gas, to the heirs of Annie McLeod, their heirs and assigns, together with the right to lease, extract and retain the same, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act."



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