



201109070034

Skagit County Auditor

9/7/2011 Page

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5 11:28AM

**WHEN RECORDED RETURN TO:**

William J. and Catherine R. Voth  
21233 Plaza View Drive  
Sedro Woolley, WA 98284

**DOCUMENT TITLE(S):**

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

102435

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

102435

**GRANTOR:**

Sabine Financial Services, Inc.

**GRANTEES:**

William J. Voth and Catherine R. Voth, husband and wife

**ABBREVIATED LEGAL DESCRIPTION:**

Section 13, Township 35, Range 10; Ptn. Gov Lot 4, , , according to the Plat thereof filed in Volume of Plats at Page(s) , records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**

P45222, 351013-0-026-0002, P45226, 351013-0-029-0009, P45227, 351013-0-030-0006, P45228, 351013-2-031-0005

When recorded return to:  
William J. Voth and Catherine R. Voth  
21244 Laza View Drive  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 102435

### Statutory Warranty Deed

THE GRANTOR Sabine Financial Services, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE William J. Voth and Catherine R. Voth, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 13, Township 35, Range 10; Ptn. Gov. Lot 4

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P45222, 351013-0-026-0002, P45226, 351013-0-029-0009, P45227, 351013-0-030-0006, P45228, 351013-2-031-0005

Dated 9/1/11

Sabine Financial Services, Inc.

[Signature]  
By: Andre Souang, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20112686

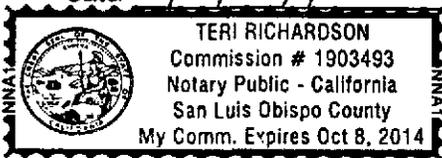
SEP 07 2011

Amount Paid \$ 628.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF California  
COUNTY OF San Luis Obispo } SS:

I certify that I know or have satisfactory evidence that Andre Souang is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the President of Sabine Financial Services, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-1-11



[Signature]  
Notary Public in and for the State of California  
Residing at Cambridge  
My appointment expires: Oct 8th 2014



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## EXHIBIT A

### PARCEL "A":

That portion of Government Lot 4 in Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the West line of said Government Lot 4 intersection the centerline of the State Highway as the said existed on April 15, 1941; thence North 42° East along said centerline a distance of 499 feet 8 inches to the most Southerly point of that certain tract described in deed to Florence C. Lemon dated September 22, 1952, and recorded October 6, 1952, under Auditor's File No. 480678; thence North 45°30' West a distance of 153.5 feet, more or less, to the Southeasterly margin of the City of Seattle's transmission system right-of-way as referred to in deed executed by the City of Seattle dated April 21, 1953, and recorded May 9, 1953, under Auditor's File No. 488087; thence North 38°54' East along said right-of-way a distance of 172 feet, more or less, to the most Westerly corner of that certain tract conveyed to Tal D. Stafford, et ux by deed April 12, 1960, and recorded April 13, 1960, under Auditor's File No. 593145; thence South 45°30' East along the West line of said Stafford Tract a distance of 153.5 feet, more or less, to the centerline of said State Highway; thence Southwesterly along said centerline to the true point of beginning.

EXCEPT that portion thereof lying within the boundaries of the State Highway.

### PARCEL "B":

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the point where the West line of said lot intersects the centerline of the State Highway as the same existed on April 15, 1941; thence North 42° East 439 feet and 8 inches along the centerline of said highway to the true point of beginning of this description; thence from said point of beginning run Northeasterly along the centerline of said highway 60 feet; thence North 45°30' West 130 feet; thence Southwesterly parallel with the centerline of said highway 60 feet; thence South 45°30' East 130 feet, more or less, to the point of beginning,

EXCEPT that portion thereof lying within the boundaries of the State Highway.

### PARCEL "C":

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the West line of said Lot 4 intersects the centerline of State highway as now located; thence North 42° East 369 feet 8 inches along the centerline of said State Highway to the true point of beginning; thence Northeasterly along the centerline of State Highway 70 feet; thence North 45-1/2° West 130 feet; thence in a Southwesterly direction parallel to the centerline of State Highway 70 feet; thence Southeasterly to the point of beginning,

EXCEPT State Highway.

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**PARCEL "D":**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof; thence North 42°00'00" East along the centerline of said State Highway a distance of 337.67 feet to the true point of beginning; thence continuing North 42°00'00" East along the centerline of said highway a distance of 32.00 feet; thence North 45°30'00" West a distance of 130 feet; thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet; thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning.



Exhibit B

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 102435  
5 of 10

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED**

Executed by: City of Seattle  
Recorded: April 24, 1953 and July 17, 1953  
Auditor's Nos.: 488087 and 491107  
As Follows:

"The City of Seattle reserves for itself and its assigns the right and privilege at all times to cut and remove all danger trees on said property which by falling would endanger the City's Transmission Lines."

