

When recorded return to:

Rebecca L. Redling
1223 Railroad Ave
Sedro Woolley, WA 98284



201109210051
Skagit County Auditor

9/21/2011 Page 1 of 2 3:30PM

Statutory Warranty Deed

100646-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jennifer Zylstra, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rebecca L. Redling and Jasan S. Winship, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): 4173-000-025-0301 (P77285)

PTN TRACTS 25 & 26 STATE STREET ADD TO SEDRO
LEGAL DESCRIPTION ATTACHED ON EXHIBIT A

SUBJECT TO: Exhibit B attached hereto and made a part thereof.

Dated September 18, 2011

Jennifer Zylstra
Jennifer Zylstra

SR

[Signature]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112820
SEP 21 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Jennifer Zylstra
is/are the person(s) 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.

Dated: 9/19/11

[Signature]
Genevieve Jimmerson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/01/2014

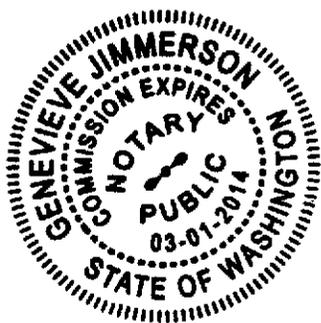


EXHIBIT A

PARCEL "A":

The Easterly 80 feet of the Northerly 130 feet of Tract 25, "PLAT OF STATE STREET ADDITION TO SEDRO", according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington,

TOGETHER WITH the vacated Southerly 16 feet of Railroad Street abutting upon said property as conveyed April 8, 1980 under Auditor's File No. 8004080021 records of Skagit County, Washington.

PARCEL "B":

That portion of Tract 26, "PLAT OF STATE STREET ADDITION TO SEDRO", according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly corner of said Tract 26; thence South 37°01'52" East along the Westerly line of said Tract, a distance of 130 feet; thence North 53°06'22" East, a distance of 3.56 feet; thence North 37°21'07" West, a distance of 146 feet to the Northerly line of the vacated 16 feet of right-of-way adjoining the front of said Tract 26, as conveyed April 8, 1980 under Auditor's File No. 8004080021 records of Skagit County, Washington; thence South 53°06'22" West along the North line of said vacated right-of-way, a distance of 2.75 feet to the Northerly projection of the Westerly line of said Tract 26; thence South 37°01'52" East, a distance of 16.00 feet to the point of beginning of this description.

EXHIBIT B

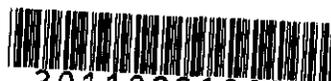
A. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power and Light Company
Recorded::	May 17, 1963
Auditor's No.:	636074
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects:	Portion of subject property

B. EASEMENT ESTABLISHED BY VACATION ORDINANCE:

Ordinance No.:	646
Recorded:	April 8, 1980
Auditor's No.:	8004080021
Purposes:	Sidewalks, parking, steps, curbs, sewer and other public improvements

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9009130056.



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Skagit County Auditor