

When recorded return to:
Gary K. Hubbard and Carol J. Hubbard
1118 B Avenue
Anacortes, WA 98221



201110050053
Skagit County Auditor

10/5/2011 Page 1 of 3 3:34PM

Recorded at the request of:

File Number: A102436

Statutory Warranty Deed

A102436-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Yosemite Management Group LLC, a California limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary K. Hubbard and Carol J. Hubbard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 18, Lots 19 and 20, Block 243, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P56385, 3772-243-020-0002

The East 20 feet of Lot 18 and all of Lots 19 and 20, Block 243, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, 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 per Exhibit "A" attached hereto

Dated 9/13/2011

Yosemite Management Group LLC

By: Gerald D. Fischer, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20112999
OCT 05 2011

Amount Paid \$ 5327.20
Skagit Co. Treasurer
By *Calvin* Deputy

STATE OF California }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Gerald D. Fischer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Yosemite Management Group, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

*See attached
acknowledgment*

Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Santa Cruz

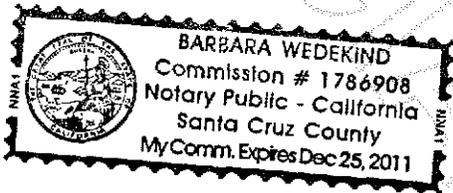
On Sept. 14, 2011 before me, Barbara Weckind, Notary Public

personally appeared Gerald D. Fischer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

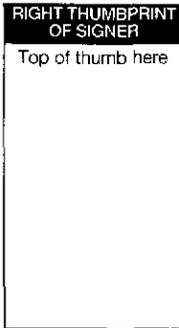
Document Date: September 13, 2011 Number of Pages: 1

Signer(s) Other Than Named Above: [Handwritten]

Capacity(ies) Claimed by Signer(s)

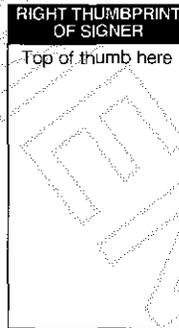
Signer's Name: Gerald D. Fischer

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: YMG - Managing Member

Signer Is Representing:



EXHIBIT A

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Raymond L. Kyser and Edith Kyser, husband
and wife
Recorded: October 5, 1971
Auditor's No.: 758834
As Follows:

"SUBJECT TO a building restriction as follows: No structures or natural growth shall be permitted in excess of 12 feet in height above the grade of the alley in Block 243, Northerly of a line commencing 40 feet South of the Northwest corner of the above described property and running to the Northeast corner of the above described property."



201110050053
Skagit County Auditor