

When recorded return to:

Paul A. Nixon

13084 SR9

Mt Vernon WA 98273

Recorded at the request of:

File Number: 102649



201110260013

Skagit County Auditor

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Statutory Warranty Deed

102649-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Barbara A. Rumsey, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul A. Nixon, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 34 North, Range 4 East; Ptn. Gov't Lot 1

Tax Parcel Number(s): P24556, 340412-0-007-0005

That portion of Government Lot 1, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 575.5 feet South of the Northwest corner of said Lot 1; thence South on the half Section line 708.5 feet, more or less, to an intersection with the West boundary line of the right-of-way of the Northern Pacific Railway Company; thence in a Northeasterly direction following the West boundary of said right-of-way 750 feet; thence West 246 feet to the place of beginning, EXCEPT county roads, if any.

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 10/26/2011

Signature of Barbara A. Rumsey

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20113219

OCT 26 2011

Amount Paid \$ 3137.80
Skagit Co. Treasurer
By TMM Deputy

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

Date: 10-25-11

Signature of Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015



EXHIBIT A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 102649  
5 of 9

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,  
a Municipal Corporation  
Recorded: August 22, 1956  
Auditor's No.: 540406  
Purpose: Pipeline  
Area Affected: Easterly 20 feet adjacent to the highway

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 12, 2010  
Auditor's No.: 201004120064  
Regarding: Notice of On-Site Sewage system Maintenance Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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