

When recorded return to:  
North West Sound, LLC  
4704 Queen Ann Way  
Anacortes, WA 98221



201110280057  
Skagit County Auditor

10/28/2011 Page 1 of 4 11:05AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A102602

### Statutory Warranty Deed

A102602  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ronald J. Foley and Margaret T. Foley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to James P. McCarthy and Jean McCarthy, Trustees of\* the following described real estate, situated in the County of Skagit, State of Washington \*the James and Jean McCarthy Revocable Living Trust dated April 4, 2000

Abbreviated Legal:

Section 17, Township 34, Range 2; Ptn. NE NW (aka Lot 2-A & ptn. Lot 2-B, Short Plat #3-84)

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): P20429, 340217-2-004-0001

Dated 10/12/2011

\_\_\_\_\_  
Ronald J. Foley

\_\_\_\_\_  
Margaret T. Foley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113249  
OCT 28 2011

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 7570.<sup>00</sup>  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Ronald J. Foley and Margaret T. Foley, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-19-11

\_\_\_\_\_  
Printed Name: Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2013



Order No:

## EXHIBIT A

Lot 2-A, Short Plat No. 3-84, revised, approved February 14, 1985, recorded February 15, 1985 in Book 7 of Short Plats, page 4, under Auditor's File No. 8502150017; and being a portion of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 34 North, Range 2 East, W.M.;

AND FURTHER REVISED by boundary line adjustment recorded February 12, 2001 under Auditor's File No. 200102120044; and being more particularly described as follows:

Beginning at the intersection of the Northeast corner of Lot 2-B and Gibraltar Road, and running thence North  $88^{\circ}36'16''$  West along the North line of Lot 2-B, a distance of 383.15 feet; thence North  $0^{\circ}31'56''$  East, a distance of 365.02 feet to the North line of Lot 2-A; thence South  $88^{\circ}36'16''$  East, a distance of 415.85 feet to the West line of Gibraltar Road; thence South along the West line of Gibraltar Road, a distance of 428.19 feet, more or less, to the true point of beginning.



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EXHIBIT "B"

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Leslie P. and Patricia E. Crosby, husband and wife  
Recorded: September 29, 1972  
Auditor's No. 774713  
Purpose: Ingress and egress  
Area Affected: The North 30 feet of said premises

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Clarence H. Rogers and Julia D. Rogers, husband and wife  
Recorded: November 14, 1977  
Auditor's No. 868468  
Purpose: Ingress, egress and utilities  
Area Affected: The North 30 feet of said premises

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: James W. Macy and Linda S. Macy, husband and wife  
Recorded: March 17, 1980  
Auditor's No. 8003170054  
Purpose: Ingress and egress  
Area Affected: The North 30 feet of said premises

**D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: George E. and Agnes E. Hall  
Recorded: January 26, 1976  
Auditor's No.: 829225

**E. EASEMENT AGREEMENT FOR ACCESS AND MAINTENANCE AMONG ADJACENT PROPERTY OWNERS:**

Recorded: July 8, 1993  
Auditor's No.: 9307080137

**F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: Short Plat No. 3-84  
Recorded: February 15, 1985  
Auditor's No.: 8502150017



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**G. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Dated: March 22, 1992  
Recorded: April 10, 1992  
Auditor's No.: 9204100103  
Affects: Thistle Lane

Said Agreement was confirmed and amended by document recorded November 17, 2005 under Auditor's File No. 200511170001.

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

Recorded: September 17, 2009  
Auditor's No.: 200909170001  
Regarding: On-Site Sewage System

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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