

When recorded return to:

Mr. and Mrs. Paul W. Flinn
4929 Sharpe Road
Anacortes, WA 98221



201110310167
Skagit County Auditor

10/31/2011 Page 1 of 3 1:42PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00160-11

Grantor: Michael Gifford and Sue-Ann Gifford
Grantee: Paul W. Flinn and Janice A. Flinn

Tax Parcel Number(s): 340111-0-027-0005 (P19140)

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.
A 102439-1

Statutory Warranty Deed

THE GRANTORS Michael Gifford and Sue-Ann Gifford, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul W. Flinn and Janice A. Flinn, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 11, Township 34, Range 1; Ptn. NE SE

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B-1 ATTACHED

Tax Parcel Number(s): 340111-0-027-0005 (P19140)

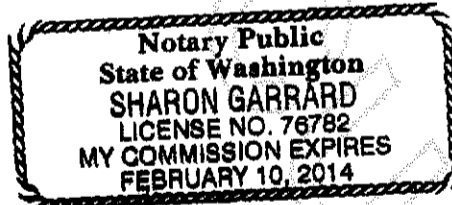
Dated October 27, 2011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113277
OCT 31 2011

Amount Paid \$ 8994.⁰⁰
Skagit Co. Treasurer
By *WDM* Deputy

Michael Gifford
Michael Gifford

Sue-Ann Gifford
Sue-Ann Gifford



State of Washington }
County of Island } SS:

I certify that I know or have satisfactory evidence that

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 / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 28, 2011

Sharon Garrard
Sharon Garrard
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2/10/2014

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

All that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision at a point 802.45 feet West of the Northeast corner thereof, said point also being the Northwest corner of Lot "A" of revised Short Plat No. 47-80 as recorded in Volume 6 of Short Plats, page 54; thence South 22 degrees 30'06" East along the Westerly line of said Lot "A" for 384 feet; thence South 67 degrees 29'54" West 300 feet; thence North 22 degrees 30'06" West for 511.45 feet to the Northerly line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11; thence South 89 degrees 29'06" East 325.95 feet to the point of beginning;

TOGETHER WITH the East 100 feet of Lot 3 of Skagit County Short Plat No. 13-90 as approved April 18, 1990 and recorded April 26, 1990 in Volume 9 of Short Plats, page 219A, under Auditor's File No. 9004260008, records of Skagit County, Washington, being a portion of Government Lots 4 and 5, Section 11, Township 34 North, Range 1 East, W.M..



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SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 47-80
Recorded: March 27, 1981
Auditor's No.: 8103270010

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Fred V. Bresee
Dated: July 19, 1988
Recorded: August 2, 1988
Auditor's No.: 8808020047
Regarding: Mound Fill System

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 13-90
Recorded: April 26, 1990
Auditor's No.: 9004260008

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

Dated: July 23, 2004
Recorded: August 10, 2004
Auditor's No.: 200408100140
Affects: Existing Road

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

Recorded: February 10, 2006
Auditor's No.: 200602100030
Regarding: Low Flow Mitigation Summary

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.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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