

When recorded return to:
Mr. and Mrs. Alex Hernandez
3620 W. 7th Street
Anacortes, WA 98221



201111040066
Skagit County Auditor

11/4/2011 Page 1 of 2 3:28PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 139380-OAE

Grantor: Strandberg Construction, Inc.
Grantee: Alex Hernandez and Bridget Hernandez
Tax Parcel Number(s): P31656/350122-0-022-0006
Abbreviated Legal: Ptn SE 1/4 Of SW 1/4, 22-35-1 E W.M.

LAND TITLE OF SKAGIT COUNTY

139380-OAE

Statutory Warranty Deed

THE GRANTOR(S) STRANDBERG CONSTRUCTION, INC., A WASHINGTON CORPORATION for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ALEX HERNANDEZ AND BRIDGET HERNANDEZ, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 139380-OAE.

Dated November 3, 2011

Strandberg Construction, Inc.

By: Nels Strandberg, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113363

NOV 04 2011

Amount Paid \$ 7192.33

Skagit Co. Treasurer

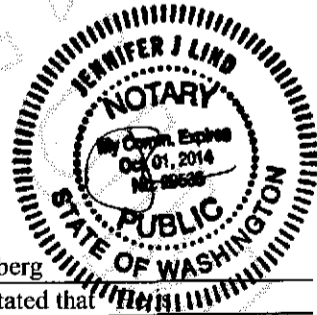
By *mm* Deputy

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Nels Strandberg signed this instrument, on oath stated that Nels Strandberg authorized to execute the instrument and acknowledged it as the President of Strandberg Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-4-11

Jennifer J Lind
Notary Public in and for the State of Washington
Residing at BoW
My appointment expires: 10/01/2014



That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision that is 283.34 feet South $89^{\circ}46'52''$ East of the Southwest corner thereof;
thence North $0^{\circ}03'59''$ East a distance of 188.41 feet to the true point of beginning;
thence continue North $0^{\circ}03'59''$ East a distance of 160.24 feet, more or less, to the South line of Oakes Avenue;
thence Northeasterly along said Oakes Avenue a distance of 125.91 feet;
thence South $0^{\circ}03'59''$ West a distance of 181.20 feet;
thence South $77^{\circ}24'13''$ West 119.57 feet to the true point of beginning.

EXCEPT the following described tract:

Beginning at a point on the West line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 35 North, Range 1 East, W.M., that is 124 feet North of the Southwest corner thereof:
thence North $77^{\circ}24'13''$ East a distance of 409.98 feet to the true point of beginning;
thence North $0^{\circ}03'59''$ East 181.2 feet, more or less, to the South line of Oakes Avenue;
thence Southwesterly along said South line 32.54 feet;
thence South to a point that lies South $77^{\circ}24'13''$ West a distance of 30.62 feet from the true point of beginning;
thence North $77^{\circ}24'13''$ East a distance of 30.62 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the above excepted tract.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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LPB 10-05(i-l)
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