

When recorded return to:
Louie D. Foster
13586 Donnell Road
Anacortes, WA 98221



201111230068
Skagit County Auditor

11/23/2011 Page 1 of 3 1:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

Escrow No.: 245342426

CHICAGO TITLE
620014043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Greg K. Dunton and Doreen K. Dunton, husband and wife and Bev L. Kirkpatrick, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Louie D. Foster, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

Tract D of SKAGIT COUNTY SHORT PLAT NO. 41-74, approved August 20, 1974, and recorded August 20, 1974, under Auditor's File No. 805179, records of Skagit County, Washington, being a portion of the North half of the Northwest quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT the West 260 feet thereof;

AND EXCEPT that portion lying within the Lutheran Cemetery

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P19306, 340112-3-005-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 21, 2011

Greg K. Dunton

Doreen K. Dunton

Bev L. Kirkpatrick

20113564
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 23 2011

Amount Paid \$ 4122.14
By MF Skagit Co. Treasurer Deputy

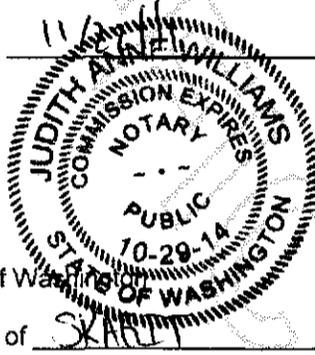
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Greg K. Dunton and Doreen K. Dunton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/23/11



Judith Anne Williams

Notary Public in and for the State of Washington
Residing at: STANWOOD
My appointment expires: 10/29/14

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Bev L. Kirkpatrick is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/22/11



Judith Anne Williams

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



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, as granted by instrument(s):
Recording Date: March 9, 1987
Recording No: 8703090045
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The South 10 feet of the East 310 Feet of Tract D

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 41-74:

Recording No: 805179

3. Mutual easement for ingress and egress between Ray Witzel, et ux, and Bev L. Kirkpatrick, recorded December 20, 2001, under Auditor's File No. 200112200126, records of Skagit County, Washington.

4. City, county or local improvement district assessments, if any.



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Skagit County Auditor