

When recorded return to:
Ernesto E. Roque and Norma R. Roque
2019 E. Stackpole Rd.
Mt. Vernon, WA 98241



201201130111
Skagit County Auditor
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Recorded at the request of:

File Number: 103012

Statutory Warranty Deed

103012
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert J. Beamer, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ernesto E. Roque and Norma R. Roque, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 16, Township 34, Range 4; Ptn. NW NE (aka Lot 2, Short Plat No. MV-13-94)

Tax Parcel Number(s): P107245, 340416-1-003-0403

Lot 2 of City of Mount Vernon, Short Plat No. MV-13-94, approved February 24, 1995, recorded February 24, 1995, in Volume 11 of Short Plats, pages 185 and 186 under Auditor's File No. 9502240042, being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

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 1-9-12

Robert J. Beamer
Robert J. Beamer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

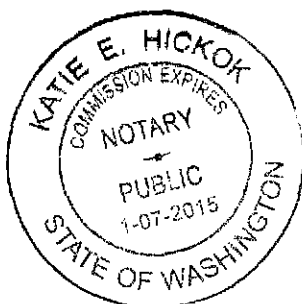
201298
JAN 13 2012

Amount Paid \$ 3758.60
Skagit Co. Treasurer
By mm Deputy

STATE OF WA
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert J. Beamer, 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: 1-9-12



Katie E. Hickok
Printed Name: Katie E. Hickok
Notary Public in and for the State of WA
Residing at Mt. Vernon
My appointment expires: 1-7-15

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103012
5 of 9

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Recorded: April 25, 1978
Auditor's No. 878170
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary said lines, with right of ingress and egress to and from the same
Area Affected: North 10 feet

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

Name: Short Plat No. MV-13-94
Recorded: February 24, 1995
Auditor's No.: 9502240042



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