

When recorded return to:
John S. Nelson and Pamela M. Nelson
11063 O Avenue
Anacortes, WA 98221



2/1/2012 Page 1 of 2 10:39AM

Recorded at the request of:

File Number: A101738

Statutory Warranty Deed

A101738

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert C. Yerby and Linda G. Yerby, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John S. Nelson and Pamela M. Nelson, as joint tenants with rights of survivorship, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 35, Range 2; Ptn. NW NW (aka Lot 2 Short Plat No. 93-001)

Tax Parcel Number(s): P109735, 350231-2-051-0000

Lot 2 of Skagit County Short Plat No. 93-001, approved May 26, 1993, recorded June 2, 1993 in Volume 10 of Short Plats, Pages 202 and 203, under Auditor's File No. 9306020066, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 35 North, Range 2 East, W.M..

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

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

John S. Nelson

John S. Nelson

Pamela M. Nelson

Pamela M. Nelson

Dated 1/20/2012

Robert C. Yerby

Robert C. Yerby

Linda G. Yerby

Linda G. Yerby

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert C. Yerby and Linda G. Yerby, 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: 1-26-12

Vicki L Hoffman

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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 248
FEB 01 2012

Amount Paid \$ 12,020.00
Skagit Co. Treasurer
By *MAM* Deputy

EXHIBIT A

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: April 29, 1925
Recorded:: May 4, 1925
Auditor's No.: 183366
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: The exact location of said easement is not set forth of record

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

Name: Short Plat No. 93-001
Recorded: June 2, 1993
Auditor's No.: 9306020066



201202010019
Skagit County Auditor