


When recorded return to:
Sandra A. Richardson
3907 Broadview Drive
Anacortes, WA 98221


201202240106
Skagit County Auditor
2/24/2012 Page 1 of 2 3:36PM

Recorded at the request of:

File Number: A103053

Statutory Warranty Deed

A103053-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ronald Wesley Swalling, Personal Representative of the Estate of Phyllis Martha Leona Swalling, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sandra Richardson, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tract 47, "BROADVIEW ADDITION TO THE CITY OF ANACORTES"

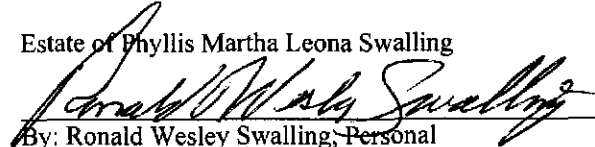
Tax Parcel Number(s): P56961, 3777-000-047-0000

Tract 47, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, 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 per Exhibit "A" attached hereto

Dated 2/12/2012

Estate of Phyllis Martha Leona Swalling


By: Ronald Wesley Swalling, Personal Representative

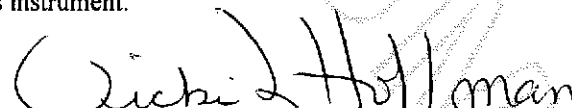
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012486
FEB 24 2012

Amount Paid \$ 2319.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald Wesley Swalling is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Phyllis Martha Leona Swalling, deceased, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-23-12



Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-13

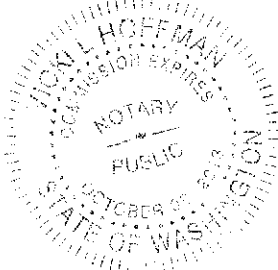


EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 2, 1954
Recorded: September 17, 1954
Auditor's No: 506619
Executed By: Cornelius Meenan and Florence Meenan, husband and wife, and Modern Home Builders, Inc.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Broadview Addition to the City of Anacortes
Recorded: September 16, 1954
Auditor's No.: 506534, Volume 7 of Plats, page 22

Said matters include but are not limited to the following:

1. Right reserved in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading thereof.
2. Fifteen (15) foot utility easement – Affecting Lots 61, 62, 13 and 14
3. Seven and one-half (7.5) foot utility easement – Affecting Lots 4, 5 and 7 through 13
4. Ten (10) foot utility easement – Affecting Lots 54, 55, 39 and 40
5. Ten (10) foot drain easement – Affecting Lots 50 and 51



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