

When recorded return to:

Roxanna T. Valdovinos and Aurora G. Torres

7768 F+5 Grade Rd  
Sedro Woolley WA 98284

Recorded at the request of:

Guardian Northwest Title

File Number: 103182



201203200068

Skagit County Auditor

3/20/2012 Page

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4 3:51PM

## Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Tonia Lana Kern, Trustee of the Paul and Tonia Kern Living Trust dated September 22, 2010 and Lorraine D. Kern, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roxanna T. Valdovinos, a married woman, as her separate estate and Aurora G. Torres, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 9, Township 35, Range 4; Ptn. NE - SE and SE - SE; and

Section 10, Township 35, Range 4; Ptn. SW

103182

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P36098, 350409-4-003-0013, P36138, 350410-3-009-0008, P36132, 350410-3-006-0001

Dated March 13, 2012

Kern Living Trust

By: Tonia Lana Kern, Trustee

Lorraine D. Kern  
Lorraine D. Kern

Notary  
STATE OF California  
COUNTY OF San Diego SS:

I certify that I know or have satisfactory evidence that Lorraine D. Kern, 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: Mar. 13, 2012

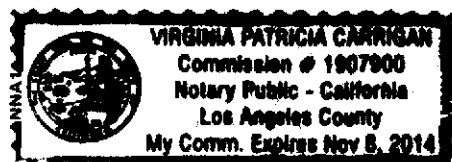
VIRGINIA PATRICIA CARRIGAN  
Printed Name:

Notary Public in and for the State of

Residing at

My appointment expires:

San Diego, California  
Nov. 8, 2014



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012731  
MAR 20 2012

Amount Paid \$ 552300  
By MB Skagit Co. Treasurer Deputy

LPB 10-05(i-j)  
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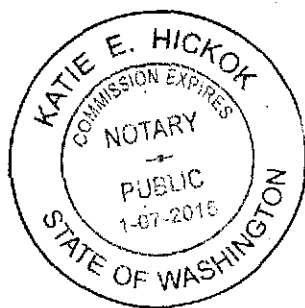
State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:  
Tonia Lana Kern the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this  
instrument, on oath stated he/she/they are authorized to execute the instrument and is/are  
Trustee of  
Paul & Tonia Kern Living Trust dated 9-22-10 to  
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated 3-16-12



Katie E. Hickok

Notary Public in and for the State of Washington

Residing at Mt Vernon

My appointment expires: 1-7-12



201203200068

Skagit County Auditor

## EXHIBIT A

### PARCEL "A":

That portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 4, East, W.M., lying South of the Old Fairhaven & Southern Railway right-of-way.

EXCEPT the West 54 rods thereof, and EXCEPT County road and ditch rights-of-way.

ALSO, the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 4 East, W.M.,

EXCEPT the West 54 rods thereof and except that portion lying South of the hill ditch of Drainage District No. 14 and excepting County road and ditch rights-of-way.

### PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 35 North, Range 4 East, W.M., lying Southerly and Southwesterly of the right-of-way of the Old Fairhaven & Southern Railway.

EXCEPT that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying South of the hill ditch of Drainage District No. 14;

ALSO, EXCEPTING the following described tract:

Beginning on the South line of the Section, 1,160.7 feet East of its Southwest corner; thence North parallel with the West line of the Section to the hill ditch of Drainage District No. 14; thence Easterly and Southerly along said ditch to the South line of the Section; thence West 1,280 feet, more or less, to the place of beginning;

ALSO, EXCEPTING County road and ditch rights-of-way.



Exhibit B

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: May 25, 1938  
Auditor's No.: 302412  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Area Affected: Portion of the Southwest ¼ of Section 10

**B.** Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200404130094.

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

Name: Survey  
Recorded: December 2, 2008  
Auditor's No.: 200812020056

**D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: December 5, 2008  
Auditor's No.: 200812050102  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: March 18, 2009  
Auditor's No.: 200903180122  
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

