

POOR ORIGINAL



201204100079

Skagit County Auditor

4/10/2012 Page

1 of

3 4:08PM

When recorded return to:

Lorraine C. Bissell

22513 120th Ave NE
Arlington WA 98223

Recorded at the request of:

File Number: 103344

Statutory Warranty Deed

THE GRANTOR Green Tree Servicing, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lorraine C. Bissell the following described real estate, situated in the County of Skagit, State of Washington.

k a married woman

Abbreviated Legal:

Lots 46 and 47, "PLAT OF SAUK RIVER ESTATES"

GUARDIAN NORTHWEST TITLE CO.

103344

Tax Parcel Number(s): P68899, 3994-000-047-0007, P68898, 3994-000-046-0008

Lots 46 and 47, "PLAT OF SAUK RIVER ESTATES", according to the plat thereof recorded in Volume 8 of Plats, pages 13 and 14, 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

4-6-12

Greentree Servicing, LLC

By:

Authorized Agent

Jim Grantham, Regional Manager

STATE OF Washington

COUNTY OF King

SS:

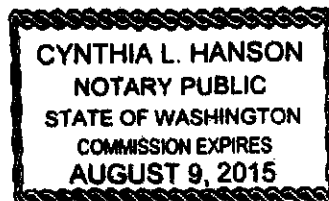
Jim Grantham

I certify that I know or have satisfactory evidence that ~~Kris A. Wade~~ is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of Greentree Servicing, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

4/6/12

Cynthia L. Hanson



Notary Public in and for the State of Washington

Residing at Washington *Seattle*

My appointment expires: *5/8/14*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012975

APR 10 2012

Amount Paid \$ *1064.10*
Skagit Co. Treasurer
By *man* Deputy

LPB 10-05(1-1)
Page 1 of 1

Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

- A. Any questions which may arise due to shifting or changing in course of the Sauk River.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

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

Plat/Subdivision Name: Sauk River Estates
Recorded: February 27, 1961
Auditor's No: 604613

Said matters include but are not limited to the following:

1. The dedication of said plat provides that "Tracts A through G, inclusive, are dedicated to the use of present and future property owners of Lots 1 through 83, inclusive, and are not dedicated as public rights-of-ways. The present and future property owners of Lots 1 through 83, inclusive, are to have an undivided 1/83 interest in and to said Tracts A through G, inclusive.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: April 18, 1979
Recorded: April 24, 1979
Auditor's No: 7904240040
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
Location: All roads as shown on said Plat TOGETHER WITH the exterior seven (7) feet of the above described Lot(s) lying parallel and adjacent to the said road.
Affects: Lot 46



201204100079

Skagit County Auditor

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: April 18, 1979
Recorded: April 24, 1979
Auditor's No. 7904240041
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
Location: All roads as shown on said Plat TOGETHER WITH the exterior seven (7) feet of the above described Lot(s) lying parallel and adjacent to the said road.
Affects: Lot 47



201204100079

Skagit County Auditor