



201204130105

Skagit County Auditor

4/13/2012 Page

1 of

3 10:48AM

When recorded return to:
Ranger Kidwell-Ross
2778 Barrel Springs Road
Bow, WA 98232

Recorded at the request of:

File Number: 103505

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

ORIGINAL SIGNATURE ON NEXT PAGE

THE GRANTOR MARK J. TAKISAKI, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES T. TAKISAKI UNDER KING COUNTY #12-4-00914-4 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ranger Kidwell-Ross, a single individual the following described real estate, situated in the County of Skagit, State of Washington

103505

Abbreviated Legal:

Section 13, Township 36, Range 3; Ptn. SW SE (aka Lot 2, Short Plat No. 32-86)

Tax Parcel Number(s): P47874, 360313-4-007-0104

Lot 2 of Skagit County Short Plat No. 32-86, approved October 24, 1986, and recorded October 28, 1986, under Auditor's File No. 8610280007, in Volume 7 of Short Plats, page 128, records of Skagit County, being a portion of the Southeast 1/4 of Section 13, Township 36 North, Range 3 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

Dated 4/10/2012

Estate of James T. Takisaki

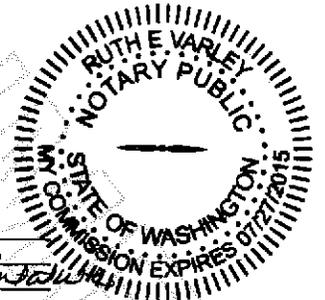
By: Mark J. Takisaki, Personal Representative

STATE OF Washington
County of King } SS:

I certify that I know or have satisfactory evidence that Mark Takisaki signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the personal representative of estate of James T. Takisaki to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-11-2012

Ruth E. Varley
Printed Name: Ruth E Varley
Notary Public in and for the State of Washington
Residing at Kent WA
My appointment expires: 7-27-2015



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2778 Barrel Springs Road
Bow, WA 98232

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Statutory Warranty Deed

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Dated 4/10/2012

Estate of James T. Takisaki

[Signature]
By: Mark J. Takisaki, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012/008

APR 13 2012

Amount Paid \$ 1162.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy



STATE OF Washington
County of King, SS:

I certify that I know or have satisfactory evidence that Mark Takisaki signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the personal representative of Roger & James T. Takisaki to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-11-2012

Ruth E. Varley
Printed Name: Ruth E. Varley
Notary Public in and for the State of Washington
Residing at Kent WA
My appointment expires: 7-27-2015



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LPB 10-05(1-D)

Exhibit "A"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 32-86
Recorded: October 28, 1986
Auditor's No: 8610280007

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
3. Sewage Disposal - Individual septic tanks.
4. Water - Private Wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to the availability of said water.
5. Easement for ingress, egress and utilities affecting the South 20 feet.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 7, 1988
Recorded: November 28, 1988
Auditor's No: 8811280115
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: A 10 foot strip of land affecting subject property



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