

When recorded return to:
William A. Yarcho and Vicky A. Yarcho
PO Box 417
Clearlake, WA 98235



201204180061
Skagit County Auditor

4/18/2012 Page 1 of 3 1:40PM

Recorded at the request of:

File Number: 103465

Statutory Warranty Deed

103465-2

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Irene Helen Lozier as Trustee of The Lozier Family Trust u/w dated February 3, 2005 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William A. Yarcho and Vicky A. Yarcho, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 34, Range 4; Ptn. S ½ NE

Tax Parcel Number(s): P27870, 340426-1-008-0006

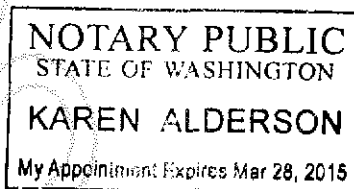
Legal Description attached hereto as Exhibit 'A' and made a part thereof

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 4/03/2012

Lozier Family Trust u/w dated February 3, 2005

Irene Helen Lozier
By: Irene Helen Lozier, Trustee



STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Irene Helen Lozier
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Trustee
of The Lozier Family Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: April 17 2012

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-15

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121064
APR 18 2012

Amount Paid \$ 2675.00
Skagit Co. Treasurer
By Adam Deputy

Exhibit "A"

Parcel A:

The Southeast quarter of the Southwest quarter of the Northeast quarter of Section 26, Township 34 North, Range 4 East, W.M., except the West 15 feet thereof as conveyed to John and Hilma Wirta on March 16, 1943 under A.F.N. 360483.

Parcel B:

The Southwest quarter of the Southeast quarter of the Northeast quarter of Section 26, Township 34 North, Range 4 East, W.M.



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Exhibit "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: July 11, 1932
Recorded: July 18, 1932
Auditor's No.: 251752
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Portion of subject property and other property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Lozier Family Trust u/w dated February 3, 2005
Recorded: May 21, 2010
Auditor's No.: 201005210110
Purpose: Ingress, egress and utilities

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

Name: Survey
Recorded: May 21, 2010
Auditor's No.: 201005210111

D. Easement recorded under Auditor's File No. 201204180060



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