

AFTER RECORDING MAIL TO:

Walter R. Seifried, Jr. and Sandra A. Seifried
4380 Salmon Run Road
Anacortes, WA 98221



201204300193
Skagit County Auditor

4/30/2012 Page 1 of 4 2:13PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

103377-1

File No: **4271-1863157 (kb)**

Date: **April 23, 2012**

Grantor(s): **The Cromack Living Trust**

Grantee(s): **Walter R. Seifried, Jr. and Sandra A. Seifried**

Abbreviated Legal: **Lot 3, "PLAT OF POTLATCH BEACH DIVISION 2", Skagit County, WA**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P77580, 4179-000-003-0004**

THE GRANTOR(S) John Robert Cromack and Barbee F. Cromack, Trustees of the Cromack Living Trust for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Walter R. Seifried, Jr. and Sandra A. Seifried, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 3, "PLAT OF POTLATCH BEACH DIVISION 2", according to the plat thereof recorded in Volume 10 of Plats, page 8, records of Skagit County, Washington;

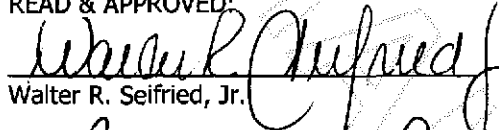
ALSO, a 1/75th undivided interest in the tidelands lying in front of and abutting upon Lots 19 to 56, inclusive, original "PLAT OF POTLATCH BEACH", according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

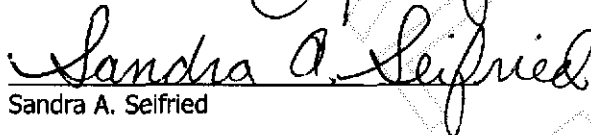
ALSO TOGETHER WITH a non-exclusive easement for access to the beach, over and across Lot 19 and the Westerly 20 feet of Lots 20 and 21, in said "PLAT OF POTLATCH BEACH", according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Subject To: 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.

If your real property is adjacent to property used for agriculture operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including Aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomfort arising from agricultural operations. If such operations are consistent with commonly accepted good management practices and comply with local, State and Federal Laws.

READ & APPROVED:

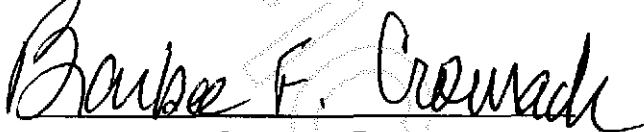

Walter R. Seifried, Jr.


Sandra A. Seifried



The Cromack Living Trust, amended and
restated on October 26, 2011

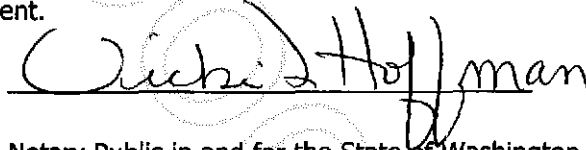

By: John Robert Cromack, Trustee


By: Barbee F. Cromack, Trustee

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **John Robert Cromack and Barbee F. Cromack** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Trustee of The Cromack Living Trust, amended and restated on October 26, 2011** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-26-12



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

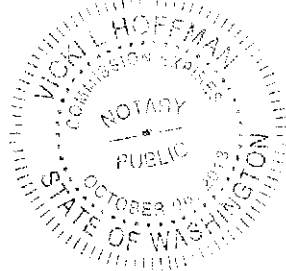


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

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