

When recorded return to:

Jacob E. Dey
2501 Northwoods Loop Rd
Mt Vernon WA 98273



201204300249
Skagit County Auditor

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Recorded at the request of:

File Number: 103312

Statutory Warranty Deed

103312-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rozlyne Rush, a single woman on 10/27/2011 and all times since, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacob E. Dey, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 19, "PLAT OF NORTH WOODS"

Tax Parcel Number(s): P120038, 4810-000-019-0000

Lot 19, "PLAT OF NORTH WOODS", according to the plat thereof recorded February 13, 2003 under Skagit County Auditor's File No. 200302130139, 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 described in Exhibit "A" attached hereto

Dated 4-20-12

Rozlyne Rush

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121221
APR 30 2012

Amount Paid \$ 3391.45
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF Skagit ~~Whatcom~~) SS:

I certify that I know or have satisfactory evidence that Rozlyne Rush, 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: 4-27-12

Printed Name: ~~Katie H. Kyles~~
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: ~~10-15-12~~ 10-15-13

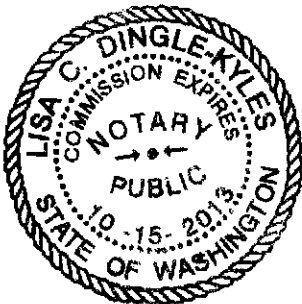


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103312
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SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 10, 2001
Recorded: November 6, 2001
Auditor's No: 200111060118
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

B. TERMS AND CONDITIONS OF CONSENT TO CHANGE OF GRADE:

Dated: October 24, 2001
Recorded: December 19, 2001
Auditor's No: 200112190134

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: August 27, 2002
Recorded: September 6, 2002
Auditor's No: 200209060018
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above-described property, being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

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

Plat/Subdivision Name: North Woods
Recorded: February 13, 2003
Auditor's No: 200302130139



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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 13, 2003
Recorded: February 13, 2003
Auditor's No: 200302130140
Executed by: Dan R. Mitzel and Patricia R. Burklund, husband and wife

F. Any tax, fee, assessments or charges as may be levied by North Woods Homeowners Association.



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