

When recorded return to:

Mr. Robin R. Buller
1529 268th St NW
Stanwood, WA 98292



201205080035
Skagit County Auditor

5/8/2012 Page 1 of 2 12:08PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141986-OE

Grantor: Charles D. Baird
Grantee: Robin R. Buller

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CHARLES D. BAIRD, a single person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBIN R. BULLER, a married person as his separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW 1/4 Of SE 1/4, 31-36-11 E W.M. (Aka Tr. 3, SP #34-85).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 361131-4-003-0205, P51952

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 141986-OE.

Tax Parcel Number(s): 361131-4-003-0205, P51952

Dated April 27, 2012

C.D. Baird
Charles D. Baird

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1302
MAY 08 2012

Amount Paid \$ 708.10
By ME Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Charles D. Baird** is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 8, 2012 Karen Ashley



Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9-11-2014

EXHIBIT A

Escrow No.: 141986-OE

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 3 of Short Plat No. 34-85, approved December 23, 1985 and recorded December 31, 1986, in Volume 7 of Short Plats, page 156, records of Skagit County, Washington, under Auditor's File No. 8612310090, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 11 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 60 foot wide strip of land as granted by the City of Seattle and described in instrument recorded under Skagit County Auditor's File No. 8609180017.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 60 foot wide strip of land dedicated for said purposes in Declaration of Easement recorded August 10, 1977, under Auditor's File No. 862311.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Kitsap Court as delineated on the face of said Short Plat 34-85.

Situate in the County of Skagit, State of Washington.



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5/8/2012 Page

2 of

2 12:08PM