

When recorded return to:
James R. Doucett
332 N. Sunset Drive
Camano Island, WA 98282



201207130057
Skagit County Auditor

7/13/2012 Page 1 of 4 2:01PM

Recorded at the request of:

File Number: 104028

Statutory Warranty Deed

104028-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Mary F. Johnson De La Fuente as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James R. Doucett, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 34, Township 34 North, Range 4 East; Ptn. SE NW

Tax Parcel Number(s): P100569, 340434-2-008-0400, P29718, 340434-2-008-0004

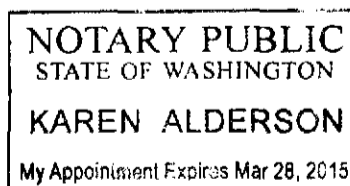
That portion of the Southeast ¼ of the Northwest ¼ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the Northwest ¼ of said Section 34; thence South 01°14'27" West along the East line of said Northwest ¼, a distance of 1,621.83 feet to the South line of the Little Mountain Road; thence South 89°22'17" West along said South line, a distance of 30.02 feet to the West line of the East 30 feet of the Northwest ¼ of said Section 34 and the point of beginning of this description; thence South 89°22'17" West along the South line of the Little Mountain Road, a distance of 294.54 to the point of curvature of a curve to the right having a radius of 1,175.92 feet; thence Westerly along the South line of the Little Mountain Road and said curve through a central angle of 21°22'08" and an arc distance of 438.57 feet to the Northeast corner of the property conveyed to Eric A. Swanson and Leah M. Swanson by Statutory Warranty Deed recorded under Auditor's File No. 200007280107; thence South 03°52'30" East along the East line of said Swanson property, a distance of 523.28 feet to the Southeast corner thereof; thence South 41°17'12" East, a distance of 279.10 feet to the North line of the South 305.03 feet of the Northwest ¼ of said Section 34; thence South 89°37'36" East, along said North line, a distance of 489.99 feet to the West line of the East 30 feet of the Northwest ¼ of said Section 34; thence North 01°14'27" East, along said West line, a distance of 662.25 feet to the point of beginning of this description.

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 July 10, 2012

Mary F. Johnson De La Fuente



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 2093
JUL 13 2012

Amount Paid \$ 2586.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary F. Johnson De La Fuente, 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: 7.10.12

Karen Alderson

Printed Name: Karen Alderson

Notary Public in and for the State of

Washington

Residing at Bellingham, WA

My appointment expires: 3/28/2015



201207130057

Skagit County Auditor

7/13/2012 Page

2 of

4 2:01PM

LPB 10-05(i-1)

Exhibit "A"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Dempsey Lumber Company
Recorded: March 28, 1917
Auditor's No.: 118266

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Leah E. Johnson
Filed: February 14, 1972
Cause No.: 32269
For: "...to use the spring...ingress and egress...purpose of maintaining or repairing the water line..."
Affects: An undisclosed portion of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: January 27, 1979
Recorded: February 13, 1979
Auditor's No.: 896575
Purpose: Sanitary sewers
Area Affected: A 10 foot wide portion of the subject property

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

Recorded: October 30, 1987
Auditor's No.: 8710300023

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Georgia Pacific Corporation
Dated: August 18, 1989
Recorded: August 18, 1989
Auditor's No.: 8908180025
Purpose: East 30 feet of the subject property
Area Affected: ingress, egress and utilities



201207130057
Skagit County Auditor

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

Recorded: December 18, 1989
Auditor's No.: 8912180106

G. Any question that may arise regarding the location of the spring and easement disclosed by
decree entered in Skagit County Cause No. 32269 shown at Paragraph B hereinabove.

H. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded
under Auditor's File No. 200909180004.

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

Name: Survey
Recorded: April 7, 2010
Auditor's No.: 201004070032



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Skagit County Auditor