

WHEN RECORDED RETURN TO  
ROBERT DEAN WARD  
8047 AVERY LANE  
SEDRO WOOLLEY, WASHINGTON 98284



201209130091  
Skagit County Auditor

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CHICAGO TITLE  
620016493



**CHICAGO TITLE COMPANY**

5108391

**STATUTORY WARRANTY DEED**

THE GRANTOR(S)  
TIMOTHY R. DAVIDSON AND JILL M. DAVIDSON, FORMERLY KNOWN AS JILL M. TRIPP, HUSBAND AND WIFE

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to  
ROBERT DEAN WARD, a single person

the following described real estate situated in the County of SKAGIT State of Washington:

THE LEGAL DESCRIPTION IS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART  
HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Tract 2, SCSP NO. 10-84

2012 2875  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 13 2012

Amount Paid \$ 2408<sup>00</sup>  
By Skagit Co. Treasurer Deputy

Tax Account Number(s): P36597/350414-2-001-0210

Dated: SEPTEMBER 12, 2012

\_\_\_\_\_  
*Tim R. Davidson*  
TIMOTHY R. DAVIDSON

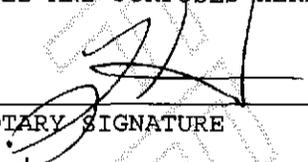
\_\_\_\_\_  
*Jill M Davidson*  
JILL M. DAVIDSON

LPB10/KLC/052006

STATE OF WASHINGTON  
COUNTY OF Skagit

SS

ON THIS 12 DAY OF Sept, 2012 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED TIMOTHY R. DAVIDSON AND  
JILL M. DAVIDSON KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND  
WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED  
AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE  
USES AND PURPOSES HEREIN MENTIONED.

  
NOTARY SIGNATURE

PRINTED NAME: Tony Howes  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Meriville  
MY COMMISSION EXPIRES ON 2-28-14

Notary Public  
State of Washington  
TONY HOWES  
My Appointment Expires Feb 28, 2014

NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5108391

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 10-84, APPROVED NOVEMBER 5, 1985 AND RECORDED NOVEMBER 6, 1985 IN BOOK 7 OF SHORT PLATS, PAGE 50 UNDER AUDITOR'S FILE NO. 8511060001 AND BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AVERY LANE, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 10-84, APPROVED NOVEMBER 5, 1985 AND RECORDED NOVEMBER 6, 1985 IN BOOK 7 OF SHORT PLATS, PAGE 50 UNDER AUDITOR'S FILE NO. 8511060001 AND BEING A PORTION OF THE WEST HALF ON THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

CHICAGO TITLE COMPANY

EXLEGALE/RDA/0899



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EXHIBIT B

Escrow No.: 5108391

SPECIAL EXCEPTIONS

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 22, 1985  
Recording No.: 8510220046

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 10-84:

Recording No: 8511060001

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 6, 1985  
Recording No.: 8511060001  
Matters shown: Fences

EXHIBIT/RDA/0999



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