

WHEN RECORDED RETURN TO:

Name: Kenneth E. Roach and Patricia A. Roach
Address: 21160 Swan Road
Mount Vernon, WA 98273



201209240205
Skagit County Auditor

9/24/2012 Page 1 of 3 3:54PM

CHICAGO TITLE
620016668

Escrow Number: 640754
Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), Kenneth Willis and Linda Speck, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Kenneth E. Roach and Patricia A. Roach, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Subject to: See attached Exhibit A, which is made a part hereof by this reference for Legal Description. See Attached Exhibit B for Easements, Restrictions, Covenants and Conditions as attached herewith.

Abbreviated Legal: PTN Lot 1 Skagit County Short Plat No. 30-87

Tax Parcel Number(s): P24470 340410 2 008 0002

Dated: September 20th 2012

Kenneth Willis
Kenneth Willis
Linda Speck
Linda Speck

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123007
SEP 24 2012

Amount Paid \$4201.35
Skagit Co. Treasurer
By Miller Deputy

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Kenneth Willis and Linda Speck is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-21, 2012

Lis S. Miller

Name: Lis S. Miller
Notary Public in the State of WA
Residing in: Mill Creek
My Commission Expires: 10-31-2013



Exhibit A

For APN/Parcel ID(s): P24470/340410-2-008-0002

Tract 1 of Skagit County Short Plat No. 30-87 located in the East half of the Southwest quarter of the Northwest quarter of Section 10, Township 34 North, Range 4 East of W.M., approved December 11, 1987 and recorded in Volume 8 of Short Plats, Page 7, under Auditor's File No. 8712170006, records of Skagit County, Washington.

Except that portion conveyed to Skagit Land Trust, a Washington non-profit corporation as conveyed by Gift Boundary Line Adjustment Quit Claim Deed recorded September 16, 1997 under Auditor's File No. 9709160044, records of Skagit County, Washington.

Situate in Skagit County, Washington



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Exhibit B

1. Agreement, including the terms and conditions thereof, entered into by Skagit County and between Robert L. Ensley and Ruth Ann Ensley, husband and wife

Recording Date: October 14, 1987

Recording No.: 8710140019

2. 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. 30-87:
Recording No: 8712170006

3. Terms and conditions of Gift Boundary Line adjustment Quit Claim Deed

Recording Date: September 16, 1997

Recording No.: 9709160044

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit Land Trust

Purpose: Ingress & Egress

Recording Date: September 16, 1997

Recording No.: 9709160044

Affects: As delineated in said instrument, for foot traffic only



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