

When recorded return to:  
Graham J. Siddall and Brenda J. Siddall, Co-Trustees of the Siddall Living  
7553 Canada Vista Court  
Monterey, CA 93940



201210050057  
Skagit County Auditor

10/5/2012 Page 1 of 4 10:28AM

Recorded at the request of:

File Number: A104297

### Statutory Warranty Deed

A104297  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR RKSJ, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Graham J. Siddall and Brenda J. Siddall, Co-Trustees of the Siddall Living Trust dated November 8, 2001 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 2, Township 34 North, Range 1 East, W.M.; Portion West 1/2

Tax Parcel Number(s): P128068, 340102-2-001-0100

Lot 2 of Skagit County Short Plat No. PL 07-0077, entitled "Pangea Vista II Short Plat", approved November 17, 2008 and recorded November 19, 2008 as Skagit County Auditor's File No. 200811190072, TOGETHER WITH those certain non-exclusive easements for ingress, egress and utilities over, across and under portions of Lots 2, 3 and 4 of said Short Plat as established and delineated on the face of the Short Plat; being portions of the Northeast 1/4 of the Southwest 1/4 and of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated 9/10/2012

RKSJ, LLC

By: Earl Roger Noar, Member

By: Kathleen F. Noar, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012-3159

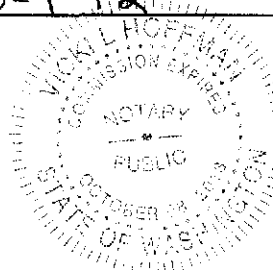
OCT 05 2012

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 12,020.00  
Skagit Co. Treasurer  
By KL Deputy

I certify that I know or have satisfactory evidence that Earl Roger Noar and Kathleen F. Noar are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of RKSJ, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-1-12



Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2013

**EXCEPTIONS:**

**EXHIBIT A**

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

Recorded: November 30, 1995  
Auditor's No.: 9511300079

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William W. Wooding, a married man, as his separate estate; Daniel Folkers and Beth Folkers, husband and wife ; U.S. Bank of Washington, successor to Peoples National Bank of Washington, as Trustee under the Will of Esther M. McCorkle; George F. McCorkle, a married person as to his separate estate; Patricia L. Buchan, a married person, as to her separate estate

And: William W. Wooding, a married man, as his separate estate; Daniel Folkers and Beth Folkers, husband and wife ; U.S. Bank of Washington, successor to Peoples National Bank of Washington, as Trustee under the Will of Esther M. McCorkle; George F. McCorkle, a married person as to his separate estate; Patricia L. Buchan, a married person, as to her separate estate

Recorded: March 14, 2000  
Auditor's No.: 200003140064  
Regarding: For cost sharing agreement for road and utilities

Said document was amended by instrument recorded under Auditor's File No. 200203070125.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and Earl Roger Noar and Kathleen F. Noar  
Recorded: July 11, 2006  
Auditor's No.: 200607110122  
Purpose: Underground utilities



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D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William W. Wooding, a married man, as his separate estate; Lester C. Books and Marcia Books, husband and wife; E. Roger Noar and Kathleen F. Noar, husband and wife

And: William W. Wooding, a married man, as his separate estate; Lester C. Books and Marcia Books, husband and wife; E. Roger Noar and Kathleen F. Noar, husband and wife

Recorded: June 23, 2006

Auditor's No.: 200606230186

Regarding: Utility Easements

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and Earl Roger Noar and Kathleen F. Noar, husband and wife

Recorded: June 21, 2006

Auditor's No.: 200606210134

Purpose: Utilities

Said document was amended by Auditor's File No. 200609270103.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and Earl Roger Noar and Kathleen F. Noar, husband and wife

Recorded: June 21, 2006

Auditor's No.: 200606210135

Purpose: Access and utilities

Area Affected: Said premises and other property

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

Recorded: June 21, 2006

Auditor's No.: 200606210136

Executed By: RKSJ, LLC, a Washington limited liability company

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: E. Roger Noar and Kathleen Noar, husband and wife

Recorded: September 12, 2003

Auditor's No.: 200309120260

Purpose: Utilities



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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: January 16, 2007  
Auditor's No.: 200701160143  
Purpose: Underground electric system, together with necessary appurtenances

J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 23, 2007  
Auditor's No.: 200704230174

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

Name: Pangea Vista II Short Plat No. PL-07-0077  
Recorded: November 19, 2008  
Auditor's No.: 200811190072

L. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 19, 2008  
Auditor's No.: 200811190073

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

Recorded: November 19, 2008  
Auditor's No.: 200811190075  
Executed By: RKSJ, LLC, a Washington limited liability company

Said covenants were amended by document recorded as Auditor's File No. 201008090096.



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