

When recorded return to:  
Helen Batten and Earl Leslie Batten Revocable Trust  
2002 29th Place  
Anacortes, WA 98221



201302200070  
Skagit County Auditor

2/20/2013 Page 1 of 5 3:29PM

Recorded at the request of:

File Number: A104778

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A104778-1

**THE GRANTORS** Stephen C. Larson and Jo Ann Overby Larson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Helen Batten and Earl Leslie Batten, Trustees of the Helen Batten and Earl Leslie Batten Revocable Trust** dated March 2, 2012 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 21 Pleasant View

Tax Parcel Number(s): **P122603, 4853-000-021-0000**

Lot 21, "PLAT OF PLEASANT VIEW", according to the plat thereof recorded March 23, 2005 under Auditor's File No. 200503230134, records of Skagit County, 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 described in Exhibit "A" attached hereto

Dated 2/13/2013


  
Stephen C. Larson

signed in counterpart  
Jo Ann Overby Larson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013578

FEB 20 2013

Amount Paid \$ 8193.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

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Dated 2/13/2013

signed in counterpart  
Stephen C. Larson

  
Jo Ann Overby Larson



201302200070  
Skagit County Auditor

STATE OF Nebraska }  
COUNTY OF Douglas } SS:

I certify that I know or have satisfactory evidence that Stephen C. Larson, the persons 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.

Date: 02/14/2013

Tami Larkin  
Printed Name: TAMI LARKIN  
Notary Public in and for the State of NEBRASKA  
Residing at 3410 S. 143RD PLZ, OMAHA, NE 68144  
My appointment expires: 12/01/2013

TAMI LARKIN  
General Notary  
State of Nebraska  
My Commission Expires Dec 1, 2013

STATE OF Virginia }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Jo Ann Overby Larson, the persons who appeared before me, and said person(s) acknowledged she they signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Virginia  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



201302200070

Skagit County Auditor

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Stephen C. Larson, the persons 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.

Date: \_\_\_\_\_

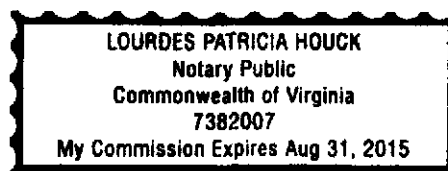
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF Virginia }  
COUNTY OF Loudoun } SS:

I certify that I know or have satisfactory evidence that Jo Ann Overby Larson, the persons who appeared before me, and said person(s) acknowledged she they signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/15/13

Louder Patricia Houck  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Virginia  
Residing at Leesburg, VA  
My appointment expires: 08/31/2015



Skagit County Auditor

## EXHIBIT A

### EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Pleasant View  
Recorded: March 23, 2005  
Auditor's No.: 200503230134

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

Dated: July 20, 2005  
Recorded: July 22, 2005  
Auditor's No.: 200507220109  
Executed By: Vintage Investments, Inc. and Ronmin, L.L.P.

C. Any tax, fee, assessments or charges as may be levied by Pleasant View Homeowners Association.



201302200070

Skagit County Auditor