

When recorded return to:
Gary Coker
PO Box 607
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
6/5/2013 Page 1 of 3 10:37AM

Recorded at the request of:
Guardian Northwest Title
File Number: 105859

Statutory Warranty Deed

105859-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Andrew J. Hansen and Jean Hansen, who is also known of record as G. Jean Hansen and Jean G. Hansen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary Coker, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

- Lots 9, 10, 17 & 18, Block 42 (Parcel A);
 - Lots 11 through 16, Block 49 (Parcel B);
 - Lots 1, 2, 23 and Ptn. of Lot 22, Block 43 (Parcel C);
 - Lots 1, 2, 25, and Ptn. of 24, Block 42 (Parcel D);
 - Lots 11 through 16, Block 42 (Parcel E);
- All in the Hamilton Townsite Company's 3rd Add to the Town of Hamilton, Wash.

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P73776, 4114-042-018-0007, P73798, 4114-049-016-0004, P73787, 4114-043-023-0008, P73780, 4114-042-025-0008, P73775, 4114-042-016-0009

Dated 5/30/2013

Andrew J. Hansen
Andrew J. Hansen

Jean Hansen
Jean Hansen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 209,
JUN 05 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2,648.30
Skagit Co. Treasurer
By Mum Deputy

I certify that I know or have satisfactory evidence that Andrew J. Hansen and Jean Hansen, 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: May 31, 2013

Rick M. Hayden

Printed Name:
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 4.27.2017



EXHIBIT A

Parcel "A":

Lots 9, 10, 17 and 18, Block 42, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Parcel "B":

Lots 11, 12, 13, 14, 15 and 16, Block 49, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington, EXCEPT that portion, if any, lying within the bed and shores of the Skagit River.

Parcel "C":

Lots 1, 2, the West 15 feet of Lot 22 and all of Lot 23, Block 43, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", according to the plat thereof recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Parcel "D":

All of Lots 1 and 2, Lot 24, Except the East 20 feet thereof, and all of Lot 25, in Block 42, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", according to the plat thereof recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Parcel "E":

Lots 11, 12, 13, 14, 15 and 16, Block 42, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.



201306050041

Exhibit B

EXCEPTIONS:

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: March 19, 1997
Auditor's No.: 9703190031
Affects: Parcel B

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

E. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201306050041

Skagit County Auditor

\$74.00

6/5/2013 Page

3 of

3 10:37AM