

When recorded return to:
Jason L. Hauenstein and Heidi C. Hauenstein
1211 East State Street
Sedro Woolley, WA 98284



201307030102
Skagit County Auditor \$73.00
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Recorded at the request of:

File Number: 105751

Statutory Warranty Deed

105751-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James H. Hawkings, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jason L. Hauenstein and Heidi Hauenstein, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

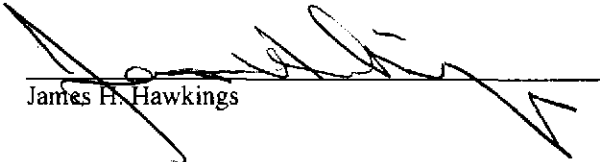
Ptn. Of Lot 3, State Street Add to Sedro

Tax Parcel Number(s): P77229, 4173-000-003-0109

Lot 3, "STATE STREET ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats at page 61, in the records of Skagit County, State of Washington; EXCEPT the North 140 feet of the East 130 feet thereof.

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 7-2-13


James H. Hawkings

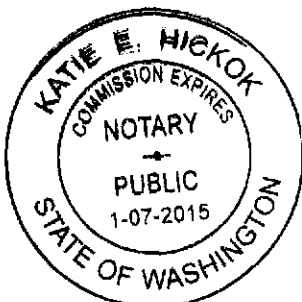
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132596
JUL 03 2013

Amount Paid \$ 3191.20
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James H. Hawkings, 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: 7-2-13




Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: July 25, 1980
Auditor's No. 8007250046
Purpose: Non-Exclusive easement for ingress and egress
Area Affected: West 20 feet of real estate under search

Said easement was conveyed to James H. Hawkings on August 14, 2002 under Auditor's File No. 200208140106.

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

Name: Survey
Recorded: December 20, 1993
Auditor's No.: 9312200088

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

Name: Survey
Recorded: March 14, 2000
Auditor's No.: 200003140002

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

Name: Short Plat SW - SP-02-00
Recorded: April 14, 2000
Auditor's No.: 200004140070

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



201307030102

Skagit County Auditor

\$73.00

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