

When recorded return to:
Grandview North L.L.C.
129 N Olympic Ave
Arlington, WA 98223

Recorded at the request of:

File Number: 105922



Skagit County Auditor

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\$73.00

1:55PM

Statutory Warranty Deed

105422-2

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of Edwin Powell Webb, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Grandview North LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 17, Township 35 North, Range 6 East; Ptn. NW NE (aka Lot 3 City of Lyman SP 2012-7)

Tax Parcel Number(s): P131302, 350617-0-180-0206

Lot 3 as delineated on the City of Lyman Short Plat 2012-7, as recorded on October 26, 2012 under Auditor's File No. 201210260135;

TOGETHER WITH an access easement over (Edwin Lane) Tract A of said Short Plat.

AND TOGETHER WITH a utility easement over Lot 1 of said Short Plat described as follows:

Beginning at the Southwest corner of said Lot 1; thence North along the West line, 10 feet; thence East parallel with the South line of Lot 1, 20 feet; thence South parallel with the West line of Lot 1, 10 feet; thence West along the South line of Lot 1, 20 feet to the true point of beginning.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3091

AUG 02 2013

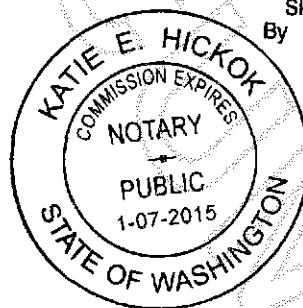
Dated 7-31-13

The Estate of Edwin Webb

Vicki J. Jones 7-31-13
By: Vicki J. Jones, Personal Representative

Amount Paid \$ 405.50
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Vicki J. Jones is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Personal Representative of The estate of Edwin Webb, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-31-13

Katie Hickok
Katie Hickok
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

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

Name: Survey
Recorded: September 6, 2000
Auditor's No.: 200009060024

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

Name: Survey
Recorded: December 30, 2009
Auditor's No.: 200912300005

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

Name: City of Lyman Short Plat 2012-7
Recorded: October 26, 2012
Auditor's No.: 201210260135

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201111150213.

E. Easement reserved by S. Matt Parker and Wildred Parker, husband and wife over portion of said property as recorded under Auditor's File No. 593778.

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



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Skagit County Auditor

\$73.00

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