



When recorded return to: David Mischke and Kathy Mischke 7504 Fredrickson Road Sedro Woolley, WA 98284

Recorded at the request of: File Number: A106461

Statutory Warranty Deed

THE GRANTOR Nancy Cooley, Trustee of the Cooley Living Trust, dated March 16, 1999 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Mischke and Kathy Mischke, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal: Section 12, Township 35 North, Range 4 East; Ptn. SW NE (aka Lot 4, SP #92-053)

Tax Parcel Number(s): P109053, 350412-1-013-1400

Lot 4 of Skagit County Short Plat No. 92-053, approved January 29, 1996, recorded February 7, 1996 in Volume 12 of Short Plats, page 73, under Auditor's File No. 9602070094, records of Skagit County, Washington; being a portion of the West 1/2 of the Northeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across Hayes Lane as delineated on the face of the Short Plat. 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 8/16/2013

Cooley Living Trust Nancy Cooley By: Nancy Cooley, Trustee

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20133395 AUG 22 2013

Amount Paid \$ 1251.00 Skagit Co. Treasurer By [Signature] Deputy

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy Cooley is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Cooley Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-22-13

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

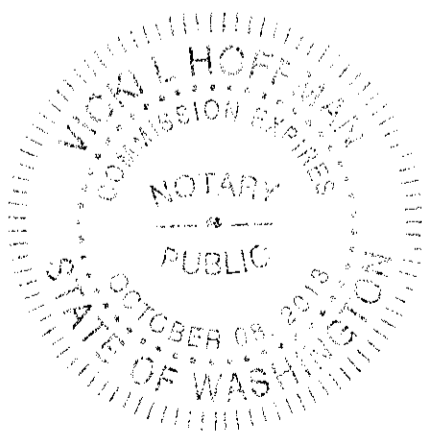


EXHIBIT A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Wolverine Co., a Washington corporation
Recorded: February 17, 1906
Auditor's No.: 55742 (Vol. 76, pages 253)
As Follows: Reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils in or under any said lands whether said mineral or mineral oils are now known or shall hereafter be discovered; without however, any right, on the part of the party of the first part, its successors or assigns, in, to or upon the surface of any said land
Affects: Southwest 1/4 of the Northeast 1/4

B. RESERVATION CONTAINED IN DEED:

Executed by: Wolverine Co., a Washington corporation
Recorded: February 17, 1906
Auditor's No.: 55743 (Vol. 76, pages 255)
As Follows: Reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils in or under any said lands whether said mineral or mineral oils are now known or shall hereafter be discovered; without however, any right, on the part of the party of the first part, its successors or assigns, in, to or upon the surface of any said land
Affects: Northwest 1/4 of the Northeast 1/4

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: August 8, 1990
Auditor's No.: 9008080091
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: A 10 foot strip of land along the East boundary line

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Earl Cooley, et ux, et al
Recorded: July 3, 1991
Auditor's No.: 9107030100
Purpose: Ingress, egress and utilities
Area Affected: Hayes Lane

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

Name: Short Plat No. 92-053
Recorded: February 7, 1996
Auditor's No.: 9602070094



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Skagit County Auditor

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