



201308230186

Skagit County Auditor

\$73.00

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2 11:27AM

When recorded return to:  
**Kyle Brown and Tiffanee Brown**  
 40200 SR 20  
 Concrete, WA 98237

Recorded at the request of:

File Number: A106401

## Statutory Warranty Deed

THE GRANTOR **Lois Coonc**, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kyle R. Brown and Tiffanee Brown**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

**GUARDIAN NORTHWEST TITLE CO.**

Abbreviated Legal:

Section 4, Township 33 North, Range 3 East; Ptn. of NW 1/4 Lot 1 SP 97-0028

Tax Parcel Number(s): **P119627, 330304-2-001-0100**

Lot 1, of Skagit County Short Plat No. 97-0028, approved October 14, 2002, recorded October 14, 2002, under Auditor's File No. 200210140110, records of Skagit County, Washington, being a portion of the South 1/2 of the Northwest 1/4 of Section 4, Township 33 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Leslie 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 described in Exhibit "A" attached hereto

Dated 8/16/2013

Lois Coonc  
 Lois Coonc

20133409  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

AUG 23 2013

Amount Paid \$ 2853.00  
 Skagit Co. Treasurer  
 By ME Deputy

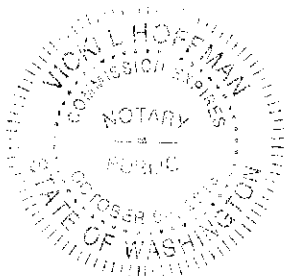
STATE OF Washington }  
 COUNTY OF Skagit } SS:

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

Date: 8-21-13

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

Washington



## EXHIBIT A

### EXCEPTIONS:

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

Name: Short Plat No. 7-87  
Recorded: June 12, 1989  
Auditor's No.: 8906120012

B. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT::

Recorded: September 9, 2002  
Auditor's No.: 200209090098

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 14, 2002  
Recorded: October 14, 2002  
Auditor's No.: 200210140111  
Affects: Leslie Lane

D. PROTECTIVE COVENANTS, AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 9, 2002  
Recorded: October 14, 2002  
Auditor's No.: 200210140112  
Executed By: Lois K. Coonc

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

Name: Short Plat No. 97-0028  
Recorded: October 14, 2002  
Auditor's No.: 200210140110



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