

When recorded return to:
Carol B. Sheckter and Jaime B. Friedman
4223 NE 73rd Street
Seattle, WA 98115

Recorded at the request of:
Guardian Northwest Title
File Number: A106395



201309230074
Skagit County Auditor \$75.00
9/23/2013 Page 1 of 4 1:30PM

Statutory Warranty Deed

A-106395

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anne L. Smiley, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carol B. Sheckter and Jaime B. Friedman, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot F Assessor's Plat of Kiket View

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): P66255, 3935-000-006-0008

Dated 9/03/2013


Anne L. Smiley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133870

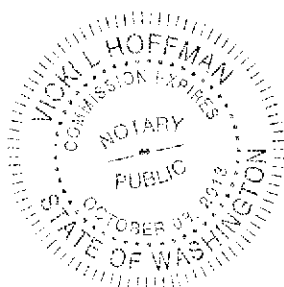
SEP 23 2013

Amount Paid \$ 1445.50
Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anne L. Smiley, 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: 9-4-13



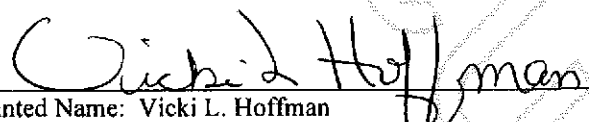

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

EXHIBIT A

Parcel "A":

Tract F, "ASSESSOR'S PLAT OF KIKET VIEW", according to the plat thereof recorded in Volume 9 of Plats, page 95, records of Skagit County, Washington;

EXCEPT any portion thereof lying Northerly of a fence as the same existed on November 1, 1968.

Parcel "B":

An undivided one-sixth interest in Tract C, "ASSESSOR'S PLAT OF KIKET VIEW", according to the plat thereof recorded in Volume 9 of Plats, page 95, records of Skagit County, Washington.

Parcel "C":

A non-exclusive easement for access for road purposes more particularly described as follows:

Beginning at the Southeast corner of "ASSESSOR'S PLAT OF KIKET VIEW", according to the plat thereof recorded in Volume 9 of Plats, page 95, records of Skagit County, Washington; thence West along the South line thereof for 908 feet; thence North 0 degrees 35'30" East for 25 feet; thence South 88 degrees 34'00" East, parallel to the South line of said plat for 718 feet to the East line thereof; thence South 0 degrees 35'30" West to the point of beginning;

EXCEPT all that portion thereof lying within Tract F of said Plat.



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1:30PM

\$75.00

LPB 10-05(i-l)
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EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 3, 1947
Recorded: June 6, 1947
Auditor's No.: 405264
Purpose: Electric transmission line
Area Affected: The North 10 feet of said premises

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

Name: Kiket View
Recorded: June 16, 1970
Auditor's No.: 740461

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Bruce Smiley et al
And: Tracy L. Carr
Dated: Not Disclosed
Recorded: August 19, 2003
Auditor's No.: 200308190073
Regarding: Road Maintenance Agreement

D. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.



201309230074

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

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CRS
JBF



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