



201310020063

When recorded return to:
Virginia Moore, Richard Moore and Jennifer Moore
22404 Shady Lane
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
10/2/2013 Page 1 of 3 1:58PM

Recorded at the request of:

File Number: 106589

Statutory Warranty Deed

106589-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Helen S. Lee, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Virginia Moore, as her separate estate and Richard Moore and Jennifer Moore, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 2, Township 33 North, Range 4 East; Ptn. SE NW (aka Lot 7, SP #523-81)

Tax Parcel Number(s): P16210, 330402-2-005-0006, P127868, 330402-2-005-0700

Lot 7 of Short Plat No. 523-81, approved October 19, 1981 and recorded October 22, 1981 in Volume 5 of Short Plats, page 136, under Auditor's File No. 8110220008, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 33 North, Range 4 East, W.M., EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded August 1, 1921 under Auditor's File No. 151089; ALSO EXCEPT any portion lying within present County Road 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 ~~10/20/2013~~ 9-29-13

Helen Lee
Helen Lee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134038

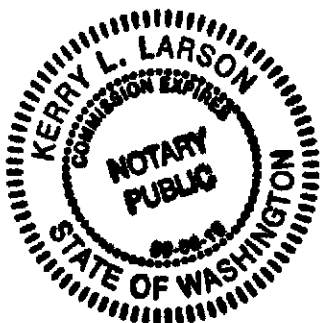
OCT 02 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5,167.00
By mem Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Helen S. Lee, 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: Sept. 30, 2013



Kerry L. Larson
Printed Name: ~~Katie Hiekk~~ Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: ~~4/07/2015~~ 8-06-2015

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Harry H. Olson and Myrtle I. Olson, husband and wife
Recorded: October 26, 1960
Auditor's No.: 600245
As Follows:

Except 1/2 interest in mineral, oil, and gas rights reserved by seller.

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: William H. Mitchell Jr. and Virginia M. Mitchell, husband and wife
Recorded: November 16, 1960
Auditor's No.: 600991
As Follows:

Except 1/2 interest in mineral, oil, and gas rights reserved by seller.

NOTE: Said reservation may affect only a 1/4 interest in said minerals, we reserve further commitment pending submission of material fact.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

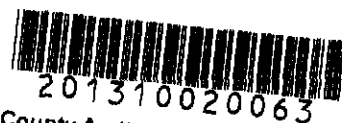
Grantee: Day Lumber Company
Dated: July 21, 1926
Recorded: July 21, 1926
Auditor's No.: 195990
Purpose: Road purposes
Area Affected: As follows

A 20 foot strip of land along the South line of said premises and until said road is constructed, reserving the skid roads now crossing the Southeast corner and the Southwest corner of said land, also a 20 foot strip along the North line, beginning at the Northwest corner; thence East about 700 feet to the brow of the hill; thence a 40 foot strip Southeasterly, to connect with the present skid road to the East line of said land.

D. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 523-81
Recorded: October 22, 1981
Auditor's No.: 8110220088

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



E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 17, 1995
Auditor's No.: 9508170085
Regarding: Operation of Woodworking Shop

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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