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When recorded return to:
Kristin Mullen and Michael Mullen
606 Longview Avenue
Anacortes, WA 98221

201310100093
Skagit County Auditor
10/10/2013 Page 1 of 3 3:35PM \$74.00

Recorded at the request of:
Guardian Northwest Title

File Number: A106445

Statutory Warranty Deed

THE GRANTOR Russell Sellen, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kristin Mullen and Michael Mullen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 31, Township 35 North, Range 2 East; Ptn. of NE of NW A106445

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): P131510, 3844-001-009-1003

Dated 10/02/2013

[Signature]
Russell Sellen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134119
OCT 10 2013

Amount Paid \$ 4,357.¹⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 10-3-13

[Signature]
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-17

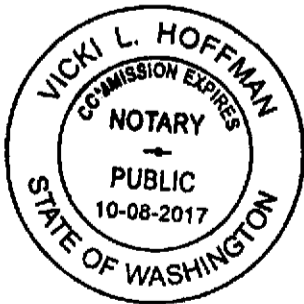


EXHIBIT A

Parcel "A":

That portion of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 31, Township 35 North, Range 2 East, W.M. described as follows:

Beginning at the Northwest corner of the above described subdivision; thence S 89°42'32" E, a distance of 333.37 feet; thence S 00°35'15" W, a distance of 664.96 feet to the South line of said subdivision; thence N 89°36'09" W along said South line, a distance of 333.25 feet to the Southwest corner of said subdivision; thence N 00°34'38" E, a distance of 664.34 feet to the point of beginning of this description.

Parcel "B":

Easement for ingress, egress, and utilities as established by document recorded July 24, 1974, under Auditor's File No. 804036.

Parcel "C":

Easement for power line and/or telephone line or lines as established by document recorded March 8, 1976, under Auditor's File No. 831211.



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EXHIBIT "B"

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

Name: Ocean View Addition to Anacortes
Recorded: April 14, 1890
Auditor's No.: Volume 2 of Plats Page 22

We note the vacation of "All Streets, Avenues and Alleys as Shown on the Plat of Ocean View Addition to Anacortes" by Quit Claim Deed recorded under Auditor's File No. 200010180094.

B. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Morris Palm
Recorded: July 24, 1974
Auditor's No.: 804036
Purpose: "Ingress, egress, and utilities" and Maintenance Language.
Affects: Parcel B

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

Name: Survey
Recorded: August 27, 1975
Auditor's No.: 822516
Affects: Shows Access Easements

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

Name: Survey
Recorded: November 1, 2000
Auditor's No.: 200011010046
Affects: Shows portion of Access Easement

F. RESERVATION CONTAINED IN DEED:

Executed by: James L. Rankin, Jr. Trustee for the Morris J. Palm Trust
Recorded: August 22, 2013
Auditor's No.: 201308220100 and 201308220101

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201306270130 And 201306270131.

