

When recorded return to:  
Mark D. Linnemann  
P.O. Box 345  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A106692

201310310105  
Skagit County Auditor \$74.00  
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### Statutory Warranty Deed

A106692  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Susan G. Paulsen, who acquired title as Susan G. Taylor, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark D. Linnemann, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 36 North, Range 1 East; Ptn. of SW of NE

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): P124186, 360126-1-001-1100

Dated 10/22/2013

Susan G. Paulsen  
Susan G. Paulsen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 4432

OCT 31 2013

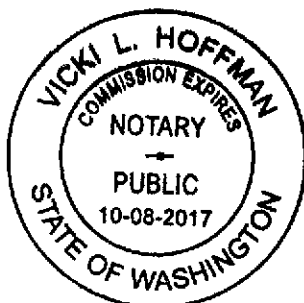
Amount Paid \$ 2319.00  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan G. Paulsen, 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: 10-29-13

Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2017



## EXHIBIT A

The North 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 36 North, Range 1 East, W.M., TOGETHER WITH the three non-exclusive easements for ingress, egress and utilities over and across the following described tracts of land:

**Parcel "A":**

East 40 feet of the West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 36 North, Range 1 East, W.M., EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded November 24, 1937 as Auditor's File No. 296848, records of Skagit County, Washington.

**Parcel "B":**

The East 20 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 26 as established by Easement and Agreement dated June 19, 1985 and recorded as Auditor's File No. 9207280106, records of Skagit County, Washington.

**Parcel "C":**

The West 20 feet of the South 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 26 as established by Easement and Agreement dated June 19, 1985 and recorded as Auditor's File No. 9207280106, records of Skagit County, Washington.



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EXHIBIT B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: George E. and Lenore M. Paschal and Wallace M. Martin  
And: Charles P. and Mary M. Stapp  
Dated: June 19, 1985  
Recorded: December 6, 1988  
Auditor's No.: 8812060070  
Regarding: Road easement  
Affects: Portion of real estate under search

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 9110160002, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals, or other products from other lands.

(Reference is hereby made to the record for the full particulars)

(Affects an undivided 1/2 interest in real estate under search and other property)

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: July 28, 1992  
Auditor's No. 9207280106  
Purpose: Ingress, egress and utilities  
Area Affected: West 20 feet  
Affects: Real estate under search and other property

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200602130229.

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

Name: Survey  
Recorded: January 29, 1988  
Auditor's No.: 8801290029  
Affects: Real estate under search

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

Name: Short Plat No. PL 06-0186  
Recorded: July 3, 2007  
Auditor's No.: 200707030062



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