

When recorded return to:
Andrew A. Vallee and Wesley A. Smith
5742 Gilkey Avenue
Edison, WA 98232



Skagit County Auditor \$74.00
12/27/2013 Page 1 of 3 1:49PM

Recorded at the request of:
Guardian Northwest Title
File Number: 106733

Statutory Warranty Deed

106733-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Eron M. Berg and Shasta M. Berg, who acquired title as Shasta C. Marine, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS 1031 Tax Defereed Exchange in hand paid, conveys and warrants to Andrew A. Vallee, a married man as his separate estate and Wesley A. Smith, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 9, 10 & 11, Blk. 1, Town Plat of Edison (Haller's Addn.)

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): P72949, 4099-001-010-0000

Dated 12-26-13

Eron M. Berg

Shasta M. Berg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135154
DEC 27 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$6,324.⁰⁰
Skagit Co. Treasurer
By hum Deputy

I certify that I know or have satisfactory evidence that Eron M. Berg and Shasta M. Berg, 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: 12-26-13

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at NH Vernon
My appointment expires: 1/07/2015



EXHIBIT A

PARCEL "A":

Lots 9 and 10, Block 1, "Town Plat of Edison (Haller's Addition)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

PARCEL "B":

Lot 11, Block 1, "Town Plat of Edison (Haller's Addition)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Gilkey Avenue which would attach thereto by operation of law.

EXCEPT that portion of said vacated Gilkey Avenue described as follows:

Beginning at the Southeast corner of said Lot 11; thence North $89^{\circ}13'30''$ East along the extension of the South line of said Lot 11, a distance of 9.13 feet to the true point of beginning; thence North $00^{\circ}58'57''$ East a distance of 33.02 feet to the extension of the North line of said Lot 11; thence North $89^{\circ}13'30''$ East along said line a distance of 11.14 feet; thence South $00^{\circ}46'30''$ East a distance of 33.00 feet to the extension of the South line of said Lot 11; thence South $89^{\circ}13'30''$ West a distance of 12.15 feet to the true point of beginning.



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\$74.00

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Exhibit B

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Edison Slough (aka Samish River) (aka North Samish River)

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 4, 2005
Auditor's No.: 200508040100

Said matters include but are not limited to the following:

1. Mislocated building, fence, service pole and dock
- D. Right-of-way, if any, of Diking District No. 19

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 4, 1962
Recorded: April 4, 1962
Auditor's No.: 619864
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Lots 11 through 17, inclusive, in Block 1

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 16, 2005
Auditor's No.: 200506160129
Affects: Lots 9 & 10

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200603150051.

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

