

When recorded return to:
Charles Guildner and Deborah Guildner
3922 Foxglove Circle
Mount Vernon, WA 98273



201402260049

Skagit County Auditor \$73.00
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Recorded at the request of:
File Number: 107026

Statutory Warranty Deed

107026-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Joy Elaine Dettmer, Trustee of the Joy Elaine Dettmer Revocable Trust, dated October 14, 2002

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Charles Guildner and Deborah Guildner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 9, Chuckanut View Subdivision

Tax Parcel Number(s): P108583, 4671-000-009-0000

Lot 9, Plat of "CHUCKANUT VIEW SUBDIVISION", as filed in Volume 16 of Plats, Pages 94 to 97, inclusive, recorded April 3, 1996, under Auditor's File No. 9604030024, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 2-12-14

The Joy Elaine Dettmer Revocable Trust, dated October 14, 2002

Joy Elaine Dettmer, Trustee
By: Joy Elaine Dettmer, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014602
FEB 26 2014

Amount Paid \$ 5,612.⁰⁰
Skagit Co. Treasurer
By *Maria* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joy Elaine Dettmer is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Trustee of The Joy Dettmer Revocable Trust, dated October 14, 2002, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-12-14

Katie Hickok

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

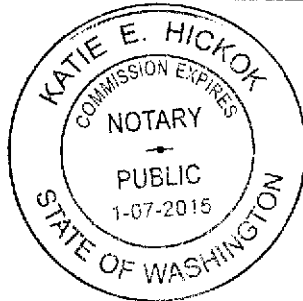


Exhibit A

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Eldridge C. Deming, as his separate property
Recorded: November 6, 1990
Auditor's No.: 9011060079
Purpose: A non - exclusive easement for ingress, egress and utilities
Area Affected: A 60 foot wide strip; the location of which is not disclosed

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 8, 1996
Recorded: April 3, 1996
Auditor's No.: 9604030028
Executed By: Robert Thomaston

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: July 18, 1996 and August 14, 1997
Auditor's No.: 9607180009 and 9708140048

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Chuckanut View Subdivision
Recorded: April 3, 1996
Auditor's No.: 9604030024



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\$73.00

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