



201402270132

Skagit County Auditor  
2/27/2014 Page

1 of

2 2:03PM

\$73.00

When recorded return to:  
Ben Gunderson and Megan Dralle  
300 Gibson Street  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: A107112

### Statutory Warranty Deed

A107112-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sandy M. A. Fischer, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ben Gunderson, ~~a single individual~~ and Megan Dralle, ~~a single individual~~ the following described real estate, situated in the County of Skagit, State of Washington *Unmarried individuals*

Abbreviated Legal:

Lot 9 and Ptn. of Lot 8, Block 18, "REPLAT OF THE JUNCTION ADDITION TO SEDRO"

Tax Parcel Number(s): P76717, 4166-018-009-0013

Lots 8 and 9, Block 18, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington:

EXCEPT that portion of Lot 8, described as follows:

Beginning at the Northwest corner of said Lot 8; thence Southerly, along the Westerly line thereof, a distance of 8 feet, more or less, to an existing fence, as said fence is shown on that certain record of survey recorded March 12, 1993, in Volume 14 of Surveys, page 29, under Auditor's File No. 9303120032;

Thence Easterly, along said existing fence, to the Easterly line of said Lot 8:

Thence Northerly, along said Easterly line, a distance of 7.5 feet, more or less, to the Northeast corner of said Lot 8;

Thence Westerly, along the Northerly line of said Lot 8, to the point of beginning.

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 2/24/2014

Sandy M. A. Fischer  
Sandy M. A. Fischer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014621  
FEB 27 2014

Amount Paid \$ 2052.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sandy M. A. Fischer, 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: 2-26-14

Kerry L. Larson  
Printed Name: Kerry L. Larson  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 8-06-2015



# EXHIBIT A

## EXCEPTIONS:

A. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200206110008.

B. 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: Survey  
Recorded: March 12, 1993  
Auditor's No.: 9303120032



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