

When recorded return to:
Heather Ann Bickford
1012 Cedar Lane
Mount Vernon, WA 98273



201404080049

Skagit County Auditor \$73.00
4/8/2014 Page 1 of 2 3:39PM

Recorded at the request of:

File Number: 106740

Statutory Warranty Deed

106740-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rebecca Anne McClure, Personal Representative of The Estate of Stanley B. Rosenstein, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Heather Ann Bickford, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 12 and Ptn. Lot 13, "Madison Park Addn., Mount Vernon 1954"

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): P53411, 3737-000-013-0009

Dated April 3, 2014

The Estate of Stanley B. Rosenstein

Rebecca Anne McClure P.R.
By: Rebecca Anne McClure, Personal Representative

20141103
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2014

Amount Paid \$ 4010.00
By *MF* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rebecca Anne McClure is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Personal Representative of The Estate of Stanley B. Rosenstein, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/7/2014



Kerry L. Larson
Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/06/2015

EXHIBIT A

Lots 12 and 13, "MADISON PARK ADDITION, MOUNT VERNON 1954", as per plat recorded in Volume 7 of Plats, page 18, records of Skagit County, Washington; EXCEPT the following described tract:

Beginning at the Northeast corner of said Lot 13; thence South 0 degrees 14'50" East along the East line of said Lot 13, a distance of 90.27 feet to the Southwest corner of Lot 10; thence North 89 degrees 56'00" West along the South line of said Lot 10, extended Westerly, a distance of 90.00 feet; thence South 0 degrees 14'50" East along the West line of Lot 12, extended Northerly, a distance of 74.98 feet to a point on the South line of said Lot 13; thence South 83 degrees 20'00" West along the South line of said Lot 13, a distance of 3.23 feet to a point on a curve on the Easterly right-of-way line of Cedar Lane and which point is the Northwest corner of Lot 12, at which point the tangent to the curve bears North 16 degrees 33'18" West; thence Northwesterly along the Easterly right-of-way line of Cedar Lane on a curve to the left, having a radius of 80.00 feet, an arc distance of 65.41 feet to the Southeast corner of Lot 14 at which point the tangent to the curve bears North 63 degrees 23'54" West; thence North 11 degrees 15'50" East along the West line of said Lot 13, a distance of 119.57 feet to the Northwest corner of said Lot 13; thence South 89 degrees 45'45" East along the North line of said Lot 13, a distance of 110.00 feet to the point of beginning.

ALSO EXCEPT that portion described as follows:

Beginning at the Northeast corner of Lot 13; thence South 0 degrees 14'50" East along the East line of said Lot 13, a distance of 90.27 feet to the Southwest corner of Lot 10; thence North 89 degrees 56' West along the South line of said Lot 10 extended Westerly, a distance of 30 feet to the true point of beginning of this description; thence continue North 89 degrees 56' West, a distance of 70 feet; thence South 0 degrees 14'50" East along the West line of Lot 12 extended Northerly, a distance of 24 feet; thence Northeast to the true point of beginning.



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