

When recorded return to:  
Michael R. Moser and Betty J. Moser  
21335 Clara Place  
Sedro Woolley, WA 98284



201404300059

Skagit County Auditor \$74.00  
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Recorded at the request of:  
Guardian Northwest Title  
File Number: 107417

### Statutory Warranty Deed

107417-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Beverly J. Kaufman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael R. Moser and Betty J. Moser, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Lot 24, ROLLING RIDGE ESTATES #4

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): P102156, 4596-000-024-0003

Dated 4-23-14

Beverly J. Kaufman  
Beverly J. Kaufman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141439  
APR 30 2014

Amount Paid \$ 5345.00  
Skagit Co. Treasurer  
By M. M. Deputy

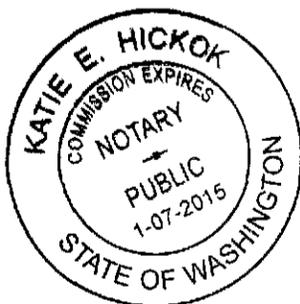
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Beverly J. Kaufman, 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: 4-23-14

Katie Hickok

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



### Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 24, "PLAT OF ROLLING RIDGE ESTATES NO. 4", as per plat recorded in Volume 15 of Plats, pages 67 and 68, records of Skagit County, Washington.

EXCEPT that Northerly portion thereof conveyed to Dale E. Zeretzke, et ux, by Deed recorded December 2, 1993 under Auditor's File No. 9312020077, records of Skagit County, Washington.



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Exhibit B

**EXCEPTIONS:**

A. Mineral rights, as reserved in Deed recorded July 6, 1903, in Volume 51 of Deeds at Page 104, from W.M. Lindsey, et ux, and granted to Skagit County by an instrument dated and recorded October 28, 1947, under Auditor's File No. 410492, together with the right of entry to take and remove the same.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company  
Dated: November 8, 1963  
Recorded: November 14, 1963  
Auditor's No: 643177  
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  
Area Affected: The exact location of said anchor and guy wire is not disclosed on the record

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

Dated: March 15, 1968  
Recorded: March 18, 1968  
Auditor's No: 711398  
Executed by: Clarence C. Cummings, et ux, et al

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

Dated: November 9, 1989  
Recorded: March 28, 1991  
Auditor's No: 9103280003  
Executed by: Donald Finn, President

Said instrument is a re-recording of instrument recorded under Auditor's File Nos. 8911140007 and 8911200033.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rolling Ridge Estates No. 4  
Recorded: December 15, 1992  
Auditor's No: 9212150001

F. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9312020077.

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



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