

When recorded return to:

Leonard C. Matson and Tricia L. Matson
1110 11th street
Anacortes, WA 98221



201405300036

Skagit County Auditor

\$74.00

5/30/2014 Page

1 of

3 9:30AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021240

CHICAGO TITLE
620021240

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julie A. Pederson, Successor Trustee to the Robert L. Osbrink Living Trust, dated August 12, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Leonard C. Matson and Tricia L. Matson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Block 58 and of that certain strip of land designated as "Reserved a right of way for the Seattle and Northern Railway: as shown on the MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of 11th Street which is 110 feet East of the Southwest corner of said Block 58;

Thence East on the North line of 11th Street, a distance of 40 feet;

Thence North parallel with the East line of Avenue N, a distance of 100 feet to the South line of the alley in said Block;

Thence West along said South line and said South line extended 40 feet;

Thence South 100 feet to the point of beginning.

ALSO the West 5 feet of Lot 13, Block 58, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

AND ALSO the West 5 feet of that part of that certain strip of land designated as "Reserved a right of way for the Seattle and Northern Railway" on the plat of the MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, lying East of the West line of Lot 13, Block 58, said plat, extended South, and North of the North line of 11th Street as shown on said plat.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P55271 / 3772-058-018-0206

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141839

MAY 30 2014

Amount Paid \$ 4045.60
Skagit Co. Treasurer

By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 27, 2014

Julie A. Pederson, Successor Trustee to the Robert L. Osbrink Living Trust, dated August 12, 2008

BY Julie A. Pederson Trustee

Julie A. Pederson

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Julie A. Pederson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, or ~~with~~ stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of Robert L. Osbrink Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-28-14

Tracy J. Cain
Name: Tracy J. Cain
Notary Public in and for the State of Washington
Residing at: Ashtu
My appointment expires: 1-19-15



201405300036

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 3, 2013
Recording No.: 201306030027
Matters shown: Encroachment of a fence by approximately .5 feet

2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.