

When recorded return to:
Ruffles, Inc.
13732 Riviera Place
Seattle, WA 98125

Recorded at the request of:
Guardian Northwest Title
File Number: A107547



201406110109

Skagit County Auditor
6/11/2014 Page 1 of 6

\$77.00
3:38PM

Statutory Warranty Deed

A107547
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Karyl Barnett, Elisabeth Teichroeb and Rick Thomson, as tenants-in-common, each of their one-fourth (1/4) undivided interest, and Kelli Thomson, who acquired title as Kelly Lane Cosman, as her separate estate, as to an undivided one-fourth (1/4) interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruffles, Inc., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 35 North, Range 1 East; Ptn. of SE of SW

Tax Parcel Number(s): P31394, 350112-0-058-0005, P31415, 350112-0-079-0000

Beginning at a point on the South line of Section 12, Township 35 North, Range 1 East, W.M., which point is 1,479.53 feet East of the Southwest corner of said section; thence North 653.53 feet; thence East 100 feet; thence South to the meander line of Guemes Channel; thence Westerly along said meander line to a point due South of the point of beginning; thence North to the point of beginning, EXCEPT County Road along the North side of said described premises. ALSO tidelands of the second class, situate in front of and abutting said lands above described.

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 6/05/2014

Karyl Barnett
Karyl Barnett

signed in counterpart
Elisabeth Teichroeb

signed in counterpart
Rick W. Thomson

signed in counterpart
Kelli Thomson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2030
JUN 11 2014

STATE OF NORTH CAROLINA }
COUNTY OF MECKLENBURG } SS:

Amount Paid \$8905.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Karyl Barnett, the person 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: 6-6-2014

Barbara W. Hooper
Printed Name: BARBARA W. HOOPER
Notary Public in and for the State of NORTH CAROLINA
Residing at 1208 HUDSON PL, DAVIDSON, NC
My appointment expires: 4-8-2016

BARBARA W HOOPER
Notary Public
Mecklenburg County
State of North Carolina
My Commission Expires Apr 8, 2016

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Dated 6/05/2014

signed in counterpart
Karyl Barnett

Rick W. Thomson
Rick W. Thomson

Elisabeth Teichroeb
Elisabeth Teichroeb

signed in counterpart
Kelli Thomson

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Karyl Barnett, the person 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: _____

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



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Dated 6/05/2014

signed in counterpart
Karyl Barnett

signed in counterpart
Elisabeth Teichroeb

signed in counterpart
Rick W. Thomson

Kelly Thomson
Kelly Thomson

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Karyl Barnett, the person 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: _____

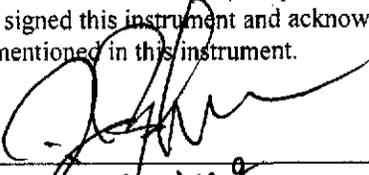
Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



Province of
STATE OF British Columbia
COUNTY OF Vancouver } SS:

I certify that I know or have satisfactory evidence that Elisabeth Teichroeb, the person 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: June 6th 2014

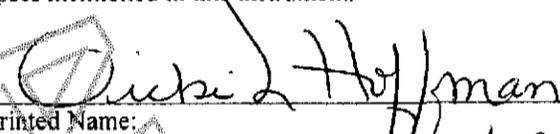

Printed Name: _____
Notary Public in and for the State of British Columbia
Residing at Vancouver, BC
My appointment expires: permanent

Haruo Curtis Yoshida
Notary Public
T. 604 569 0512 F. 604 569 0516
212 - 938 Howe St. Vancouver
BC Canada V6Z 1N9

STATE OF WA
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Rick Thomson, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-9-14


Printed Name: _____
Notary Public in and for the State of WA
Residing at ADACORTES
My appointment expires: 10-8-17



STATE OF _____
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Kelli Thomson, the person 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: _____

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Elisabeth Teichroeb, the person 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: _____

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Rick Thomson, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

STATE OF Alberta }
COUNTY OF Surrey } SS:
Province BC

I certify that I know or have satisfactory evidence that Kelli Thomson, the person 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: June 10, 2014

Printed Name: Saira Khan
Notary Public in and for the State of BC
Residing at 101 Ave Surrey BC
My appointment expires: N/A (Permanent)

SAIRA KHAN
Notary Public
#213, 8334 - 128th Street
Surrey, BC V3W 4G2
Tel: 604-591-5824 Fax: 604-591-8273
saira@vabnotary.com



EXHIBIT A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 216419, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands)

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

E. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name:	Survey
Recorded:	April 23, 2012
Auditor's No.:	201204230136
Affects:	East line of real estate under search



201406110109

Skagit County Auditor

6/11/2014 Page

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\$77.00

6 3:38PM